



# **Harker Heights**

## **Planning and Zoning**

### **Commission**

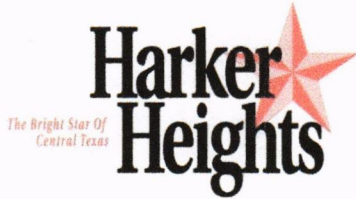
### **Meeting**

**Thursday,**

**June 6, 2019**

**6:00 P.M.**





**PLANNING & ZONING COMMISSION  
MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
THURSDAY, JUNE 6, 2019 – 6:00 P.M**

Notice is hereby given that, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a meeting beginning at 6:00 P.M. on June 6, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

**MEETING AGENDA**

**I. Invocation:**

**II. Pledge of Allegiance:**

I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.

**III. Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.**

**IV. Recognition of Affidavits for Conflict of Interest.**

**V. Public Hearings:**

- 1. Z19-11** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to PD-C (Planned Development Commercial) on property described as A0288BC V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas.

**VI. Citizens to be heard.**

**VII. Reports from Commissioners.**

**VIII. Staff Comments.**

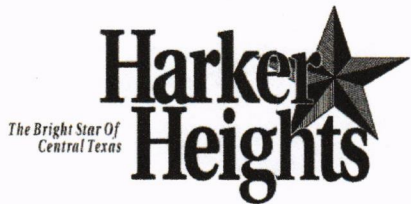
**IX. Adjournment.**

**Posted: May 31, 2019      Time: 10:00 A.M.**

*Tiffany Dake*

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***Tiffany Dake  
Planning and Development Administrative Assistant***



## PLANNING AND ZONING COMMISSION MEMORANDUM

**Z19-11**

**AGENDA ITEM V-1**

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: JUNE 6, 2019

CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER RECOMMENDING AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-MH (MANUFACTURED HOME PARK DISTRICT) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON PROPERTY DESCRIBED AS A0288BC V.L. EVANS, WOODLAWN MOBILE HOME PARK, ACRES 28.867, GENERALLY LOCATED AT 101 N. ROY REYNOLDS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

### **EXPLANATION:**

The applicant has requested consideration of a Planned Development – Commercial rezoning to allow a Recreational Vehicle (RV) Park use in replace of the previously existing Woodlawn Mobile Home Park.

### **ZONING**

Current zoning designation for the subject property is R-MH (Manufactured Home Park District). To the west of the property is the City of Killeen jurisdiction which identifies the properties immediately to the west zoned as B-5 (Business District) and B-4 with a Special Use Permit (SUP). South of the property are properties along W. Veterans Memorial Boulevard that are zoned B-4 (Secondary and Highway Business District). Properties to the North are zoned R-MH (Manufactured Home Park District). Properties to the east are zoned as R-3 (Multi-Family Dwelling District) and R-1(M) (One-Family Manufactured Home Dwelling District). Note the property has been vacated and has lost its existing, nonconforming status.

### **FUTURE LAND USE**

According to the Future Land Use Map within the 2007 Comprehensive Plan, the property is designated as Mobile Home Park; identified to exist as a buffer between commercial and stick-built single family residential uses. Properties to the east are identified as Mixed Residential (can consist of single family dwellings, duplex dwellings, and manufactured housing). Properties to the south-east are identified as Commercial. The proposed use will maintain the character, appearance and zoning of commercial property and does not conflict with the 2007 Comprehensive Plan.

### **EXISTING LAND USE**

In its current state the subject property currently still remains a Mobile Home Park. As a result of various code enforcement concerns identified by the Planning staff a majority of



the dilapidated mobile home structures have since been removed from the park. However, several mobile home structures remain in the park for the time being. The applicant intends to remove all dilapidated dwellings on the property in order to pursue their request for an RV park. Existing Land Uses to the North consist of Public/Semi-Public and vacant properties. Various properties immediately to the East of the subject property consist of a majority of vacant properties as well as several single-wide and double-wide trailers. Properties to the south are currently operating as Retail uses (along W. Veterans Memorial Boulevard).

**FLOOD DAMAGE PREVENTION:**

Portions of the development area are within the Base Floodplain and Floodway defined as areas subject to inundation by the 1-percent-annual-change flood event. Reference attached FEMA Flood Map.

**NOTICES:**

Staff sent out fourteen (14) notices to property owners within the 400 foot notification area. To date, one (1) response was received in favor of the request, and zero (0) responses were received in opposition of the request.

**RECOMMENDATION:**

Staff reviewed the application and plans submitted by the applicant, taking into consideration the development requirements outlined in the City's Ordinance §155.036 PD - Planned Development District reached the following findings and facts:

The proposed rezoning request to PD-C **does not:**

1. Adversely impact existing or permitted uses on abutting sites that cannot be mitigated;
2. Adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use, and other uses reasonably anticipated in the area considering existing zoning and land uses in the area;
3. Fail to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts; or
4. Adversely affect traffic control or adjacent properties by inappropriate location, lighting, or type of signs.

Staff therefore recommends approval of an ordinance to allow the Planned Development – Commercial (PD-C) on property described as A0288BC V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas, subject to the following conditions:

1. Recreation Vehicle housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal.



2. No recreation vehicle or accessory building shall be located closer than ten (10) feet from any building, roadway, lot line, or from any property line bounding the park.
3. A minimum of one (1) parking space constructed of asphalt or concrete will be provided for off-street parking for each recreational vehicle.
4. All park lots shall abut upon an internal road way of not less than twenty-four (24) feet in width, which shall have unobstructed access to any public street, alley, or highway.
5. All internal roadways shall be well marked in the daytime and lighted at night.
6. All streets and internal roadways within the parks will be a minimum of one-inch hot asphalt cement on a four-inch base of crushed stone.
7. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
8. Recreational vehicles may occupy the park lot for no more than twelve (12) months. Request of occupancy for any period exceeding six months should be submitted in writing to the Harker Heights Building Official.
9. A recreational vehicle may be placed on a 1,300 square foot lot.
10. The planned development will have a full-time, onsite management. Full- time is defined as seven days a week, eight hours each day.
11. The planned development must comply with the City's sidewalk network. At the time of development a six (6) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
12. Parking – no on street parking with be allowed. Additional parking shall be provided at the entrance of the park consisting of five (5) recreational vehicle parking spaces for the purpose of check-in only.
13. The development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances and all current, adopted building codes.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance to change zoning designation from R-MH (Manufactured Home Park District) to PD-C (Planned Development Commercial) on property described as A0288BC V.L. Evans, Woodlawn Mobile Home Park, Acres 28.867, generally located at 101 N. Roy Reynolds Drive, Harker Heights, Bell County, Texas, with the attached conditions based on staff's facts and findings.
2. Any other action desired.

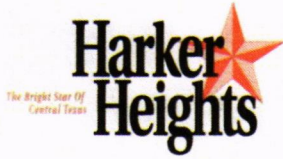
**ATTACHMENTS:**

1. Application



2. Site Plan
3. Proposed Conditions
4. Location Map
5. Existing Land Use Map
6. Zoning Map
7. Future Land Use Map
8. FEMA Flood Map
9. Notification Map





# Rezoning Request Application

**\*Requirements - MUST BE COMPLETE OR WILL NOT BE ACCEPTED\***

This application must be completed and returned to the Planning and Development Department of the City of Harker Heights, Texas along with the following:

1. Pre-Application Meeting Scheduled
2. Payment of \$200.00 to the City of Harker Heights

**City of Harker Heights**  
 Planning & Development  
 305 Millers Crossing  
 Harker Heights, TX 76548  
 Phone: (254) 953-5647

**Property Owner(s) Name:** Roy Reynolds Estates, LLC c/o Michael Butler **Date:** April 25th, 2019

**Address:** 6547 N. Academy Blvd. Ste 1009

**City/State/Zip:** Colorado Springs, CO 80919

**Phone:** 512.680.1403 **E-mail:** mbutler451@gmail.com

**Legal Description of Property:**

Location of Property (Address if available): 101 N. Roy Reynolds Drive

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 29.72 Property ID: 77037 Survey: A0288BC L V Evans

*For properties not in a recorded subdivision please submit a copy of a current survey showing the property's proposed to be changed, and/or legal field notes.*

**Proposed Use:** Luxury RV Resort

**Current Zoning Classification:** R-MH **Proposed Zoning:** Planned Development

**Current Land Use:** Mobile Home Park **Proposed Land Use:** Luxury RV Resort

**Applicant's Representative (if applicable):**

**Applicant's Representative:** Joel Canfield

**Phone:** 512.773.3012 **E-Mail:** joel@elephantfunding.com

I, being the undersigned applicant of the property herein described, hereby make application for approval of plans submitted and made a part of the application in accordance with the provisions of the City of Harker Heights Ordinances, and hereby certify that the information provided is true and correct to the best of my knowledge and belief.

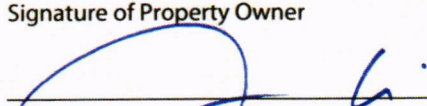
I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or Joel Canfield will represent the owner.

  
 Michael Butler

Printed Name of Property Owner

\_\_\_\_\_  
 Signature of Property Owner

Joel Canfield  
 Printed Name of Representative

  
 Signature of Representative


Printed Name of Representative

Date Submitted: 4/29/19

**STAFF ONLY -- DO NOT FILL OUT BELOW**

Pre-Application Meeting

Receipt #: 01454104

Received By: 

Case #: 219-11





# OPEN AIR RESORTS

April 25<sup>th</sup>, 2019

Mr. Joseph Molis  
Director of Planning and Development  
City of Harker Heights  
305 Miller's Crossing  
Harker Heights, TX 76548

Dear Mr. Molis:

Thank you for allowing us an audience at our pre-application meeting on April 16<sup>th</sup>, 2019 and your direction on how to proceed with our re-zoning application.

Please accept for review our application to re-zone the property at 101 N. Roy Reynolds from its existing R-MH (Mobile Home Park) zoning to a Planned Development zoning to accommodate our luxury RV Resort project.

My partners and I are experienced real estate developers from the Austin, Texas area who have been active developers since the late-1990's and specialize in land development, single-family subdivisions, senior housing (both assisted living and memory care), class A office buildings, office warehouses and luxury RV resorts (bios attached). Our approach to RV Resorts has been to create a brand first (not unlike a hotel chain) and use our brand standards to drive our development projects. Included in this package are our brand guidelines to get a feel of who we are, what we offer to our customers and what we will be bringing to Harker Heights.

Our vision for this project and our motivation for choosing the location that we have, is twofold: 1. We believe that this site with its mature trees and an interesting 'story' provides a unique canvas to for us to develop on. We believe we can create something special here that is impossible to duplicate by our future competitors and, 2. We see the future opportunity in this area identified for redevelopment and see the economic and community capital benefit we can produce by being a catalyst project for the area; bringing in new travelers to Harker Heights and paving the way for new businesses to come in behind us.

We are proposing using the existing layout of the prior mobile home park, updating and improving the roads and utilities, building a new clubhouse building, a new laundry and bath house buildings, installing resort-style amenities include a pool, playground, walking trails and other outdoor activities. Our initial design for the property can accommodate up to 150 RV spaces and we will build the entire project at one time; not in future phases. We are fully committed to the success of the project in Harker Heights and will prove this with our full financial commitment.

We are managed by a national professional operator, Advanced Outdoor Solutions (<https://www.advanced-outdoor.biz/>). We aggressively market our projects on social media and through search engine optimization, offer a real-time modern online reservations system and have a full-time marketing staff that hosts local events, does community outreach and remains an active member of the community long-after we are open and integrated into the area.



In addition to the narrative above, our package contains the following attachments:

1. Re-Zoning Application.
2. Planned Development Zoning Language.
3. Open Air Resorts Brand Guidelines.
4. Developer Bios.
5. Engineered Site Plan and Architectural Site Plan.

We very much look forward to working with the City of Harker Heights and appreciate all the direction and support you have lent us so far. It is our intention to begin development of the property immediately after zoning is approved.

Sincerely,



Joel Canfield  
Open Air Resorts  
512.773.3012

<https://openairresorts.com/>



## PLANNED DEVELOPMENT

### ~~MOBILE HOME PARKS~~

#### § 152.35 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**CAMPER.** Any type of manufactured structure or recreational vehicle which is not independent as defined in this section.

**RECREATIONAL VEHICLE.** A vehicle which is built on a single chassis, is self-propelled or towable and designed primarily as temporary living quarters for recreational, camping, travel, or seasonal use. It shall be capable of legal registration for use on public highways; have a body of substantial, safe and weatherproof construction, mounted upon a chassis of adequate carrying capacity; and be completely self-contained as a vehicle having all of the basic conveniences of a home including cooking, sleeping, and sanitary facilities. It shall have a minimum, interior height of six feet in the living area with a fixed roof (not a pop-up variety); a gas or electric refrigerator; built-in heater which, if using a combustible fuel, must be vented to the outside; and a toilet with connected discharge into a holding tank(s) so arranged that all liquid waste of any kind flows directly into such holding tank(s) and none ever flows onto the ground.

(Ord. 71-3, passed 3-17-71; Am. Ord. 96-25, passed 5-28-96; Am. Ord. 99-37, passed 11-9-99)

#### ~~§ 152.36 MANUFACTURED HOME PARK PLAN.~~

### PLANNED DEVELOPMENT

(A) The following requirements are generally applicable to the Planned Development.

- (1) The minimum size of the planned development will not be less than five acres.
- (2) The planned development shall be located on a well drained site, free from stagnant pools of water.
- (3) Entrances to the planned development must be clearly defined and identified by address. Each recreational vehicle must be clearly identified by three inch lot numbers. This number must be visible from the internal roadway at all times.
- (4) Lots shall be clearly defined. Recreational vehicle housing shall be so harbored on each lot that there shall be at least a 33 foot distance between recreational vehicles, measured from utility pedestal to utility pedestal. In addition, no recreational vehicle or accessory building shall be located closer than ten feet from any building, roadway, lot line or from any property line bounding the park. A minimum of one



parking spaces constructed of asphalt or concrete will be provided for off-street parking for each recreational vehicle.

(5) All park lots shall abut upon an internal roadway of not less than 24 feet in width which shall have unobstructed access to public street, alley, or highway. All internal roadways shall be well marked in the daytime, and lighted at night.

(6) All streets and internal roadways within the parks will be a minimum of one inch hot asphalt cement on a four inch base of crushed stone. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of 80 feet.

(7) Recreational vehicles may occupy a park lot for no more than 12 months. Request for occupancy for any period exceeding six months should be submitted in writing to the Harker Heights Building Official.

(8) A recreational vehicle may be placed on a 1,300 square foot lot. Such lot will contain no accessory use structures and may be occupied by a tenant for no more than 360 days. Requests for occupancy for any period exceeding 360 days shall be submitted in writing to the city Building Official.

(9) Management – The planned development will have full-time, onsite management. Full-time is defined as seven days a week, eight hours each day.

(10) Sidewalks – The planned development will comply with the City's side walk plan, bringing sidewalk connectivity from the corner of Roy Reynolds and Memorial Highway, to the main entrance of the park.

(11) Parking – No on street parking will be allowed. Each RV site will accommodate two (2) parking spaces. Additional overflow parking at the entrance of the park will be provided as well as RV check in stacking area for at least five (5) RV parking spaces.

(12) Planned Development District – Development will comply with all Planned Development District requirements including landscaping, screening (where applicable and required), height restrictions and minimum acreage requirements.





# OPEN AIR RESORTS

**BRAND GUIDE**

VERSION 1 | NOVEMBER 2018



## IDENTITY

These branding guidelines are an expression of the Open Air Resorts identity. Consistency is the key to effective presentation of our presence, and ensures that our communications are working toward our strategic goals.

The following pages contain a variety of guidelines to assist in the creation of printed and electronic materials that contribute to a unified, coherent identity.

**LEGAL NOTICE:** By downloading any OPEN AIR RESORTS branding element, you agree to use it in accordance with these guidelines. Any improper use of any of the branding elements on this site is prohibited. **PARTNER NOTICE:** If you are an OPEN AIR RESORTS Partner or working with an OPEN AIR RESORTS Partner on a campaign and using an image purchased by OPEN AIR RESORTS, you need to ensure that the photography house understands you are doing so on behalf of and that all necessary copyright license fees are met by OPEN AIR RESORTS.



## BRAND STRATEGY

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### 1. THE BIG IDEA

- Mobile lifestyle resort lodging
- To be the rv owner's first choice
- Redefining the experience of rv lodging
- Innovating rv booking and lodging

### 2. CORE PURPOSE

- To introduce unparalleled accessibility, consistency and value the growing community of mobile lifestyles
- From booking to wifi to hookups, offering the outdoor enthusiast and mobile community the most convenient RV lifestyle resorts with a consistent hospitality level of service and first rate amenities (actions: innovating, redefining, modernizing, introducing)

### 3. CORE COMPETENCIES

#### **Consistent Guest Experience**

- Friendly, clean, inviting environment
- Streamlined & efficient process

#### **Convenient and Accessible**

- Latest technology and connectivity
- Immediate and personal engagement

#### **Superb Value**

- Unique & creative on-site amenities
- Thoughtful grounds and layout

### 4. POSITIONING STATEMENT

For the growing mobile lifestyle community, Open Air Resorts is redefining the rv lodging experience by offering unparalleled accessibility, consistent hospitality, and first rate amenities in a thoughtfully planned environment.

### 5. TARGET AUDIENCE

#### **Macro**

Long term renters  
Vacationers (daily, weekly)  
Seasonal travelers

#### **Micro**

Mobile economy  
Discerning baby boomers  
Millennials

### 6. ATTRIBUTES

Friendly	Comfortable
Accessible	Creative
Economical	Convenient
Consistent	Trustworthy
Practical	Appealing
Modern	Relaxing
Desirable	Unique

## IMAGERY

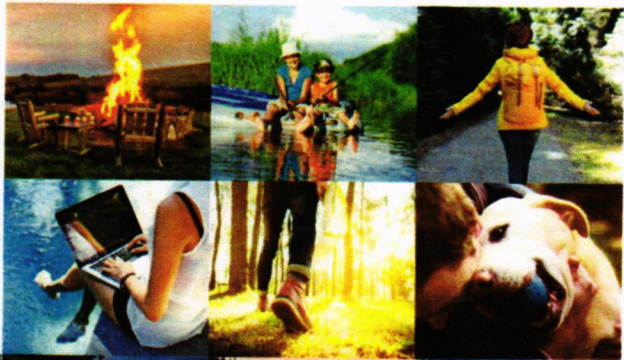
### IMAGERY

Images have been selected to reflect corporate principles and support the Open Air Resorts brand.



### DOWNLOAD IMAGE LIBRARY

Download high resolution images from the Image Library.





IMAGERY



## OPEN AIR RESORTS DEVELOPMENT TEAM

Open Air Resorts, LLC is a group of experienced and qualified real estate professionals. Open Air Resorts, LLC is Joel Canfield, Joe Connors, Douglas Kadison, Charlie Nichols and their associates.

### Joel Canfield

Joel Canfield is a healthcare and real estate development executive with extensive experience in real estate development, project finance, real estate investments, healthcare development and operational management.

Joel brings the following experiences and skill sets to this project:

Entitlement and Permitting	Through numerous development and construction projects through municipal entitlement and approval cycle and permitting in both the Cities and Counties.
Construction Management	Experience managing construction of a 'like-kind' warehouse project in the area (71 Warehouse) and through overseeing the management of numerous bond-financed construction projects with Hale Mills Construction of Houston, TX. Projects varied in size from \$2mm to over \$180mm.
Management of Investments	Have raised equity investment funds on both the institutional side as well as the private market. Currently managing a single-asset investment of over \$5mm with another \$16mm currently in development.

### Experience -

#### Partner

Spicewood Warehouse, LLC, Spicewood, TX

2017 – Present

Project feasibility, competitive analysis, financing and equity raise and development of a 40,000 sq ft Office Warehouse project.

Permitted and currently developing 17,000 sq ft Phase I.

#### Principle

Elephant Funding, Austin, TX

2011 – Present

Real estate development and finance.

Investment solicitation.

#### Partner

71 Warehouse, LLC, Lakeway, TX

2013 – Present



**OPEN AIR**  
RESORTS



Project feasibility, competitive analysis, financing and equity raise and development of a 59,000 sq ft Office Warehouse project.

Permitted, developed and leased out 24,000 sq ft Phase I.

Financed and Developing 35,000 sq ft Phase II, currently under construction.

Vice President of Business Development

KGP Holdings, Houston, TX

2013 – 2016

Real estate development with a portfolio of existing assets.

Development of vertical construction projects and asset management.

Project finance and equity procurement.

Chief Development Officer

Hale Mills Construction, Houston, TX

2014 - 2016

Procured, financed and designed pre-construction activities for bond financed construction projects.

Associate – Healthcare Development and Finance

Phin-Ker Ventures, Austin, TX

2011 – 2013

Investment design, underwriting and financial reporting.

Procurement of healthcare projects.

Vice President – Development

Lakeway Regional Medical Center, Austin, TX

2010 – 2011

Investment solicitation.

Development of joint venture projects.

Partner

American International Healthcare Partners, Austin, TX

2009 – 2013

Establishing strategic alliances between Mexican investors and US healthcare providers.

Chief Financial Officer

Portal Ventures, Austin, TX

2009 – 2013

Special purpose entity to develop transitional center for retired professional athletes.

Developed programing with NBA Retired Players Association.

Chief Executive Officer

Med360 Partners

2008 – 2010

Started a physician-owned medical consulting firm.



**OPEN AIR**  
RESORTS

RV RESORT | INVESTMENT PACKAGE, HARKER HEIGHTS TX

Medical Practice Administrator  
Capital Cardiovascular Specialists  
2004 – 2010  
Managed a seven provider, three location single-specialty practice.

Education -

Masters of Healthcare Administration  
Texas State University, San Marcos, TX  
2004

Bachelor of Arts – Organizational Communication  
Western Michigan University, Kalamazoo, MI  
2000

Philanthropy -

Media Awareness Project  
Board Member  
2012 – Present  
Organization that uses media training to help at-risk children become sustainable members of our community.

Central Texas Food Bank  
Volunteer  
2015 – Present  
We share free food and our knowledge on low-cost, healthy eating with families in need.

**Joe Connors**

Joe Connors is a commercial real estate broker, developer, entrepreneur and investor. Through his years with McAllister and Associates of Austin, he has cultivated a successful brokerage career, specializing in the Lake Travis/West Travis County market. His prior experience in business start-ups, commercial development and construction administration round out his strong business acumen.

Professional Experience

*Commercial Real Estate 2009 - Present*  
2009 – Present  
Capital Leasing and Sales McAllister & Associates

*Mobile Gaming Austin, LLC dba Games2U, Austin, TX*  
President 2008 - Present  
Owner and operator of mobile entertainment business specializing in corporate outings, large events and children's birthday parties.





*DG Resort Homes, LLC, Pahrump, NV*

Partner, 2003 - 2008

Managed development operations as well as new home sales and construction in gated Desert Greens Age-Restricted subdivision with 9-hole golf course, clubhouse (with fitness center, swimming pool, Jacuzzi, library, arts and crafts and hair salon.)

*Capital Pacific Homes, Austin TX.*

Sales Manager, 1999 - 2003

Sold on-site and managed operations of an eighteen-person sales team. Drafted new home purchase agreements and negotiated sales contracts. Assisted in land positions.

*World Golf Tour, Austin, TX*

President 1997 - 2000

Managed strategic operations and rapid growth.

*Countrywide Moving and Storage, Austin, San Antonio, Dallas and San Marcos, TX*

President 1985 - 1996

Owned and operated warehousing, distribution and van line operations.

Education and Training

State of Texas

Real Estate License, 1986

State of Texas Insurance License, 2003

Series 6 Securities License, 2003 State of Texas

Adjusters License 2007

University of Texas San Antonio, TX Marketing and Management, 1980 – 1985

**Douglas B. Kadison**

Mr. Kadison is a private merchant banker who provides equity capital to real estate and business ventures primarily through his company Minerva, Ltd. ("Minerva") and six opportunity funds: the NHC Fund, the NHC 01-A Fund, the Athena Fund, the NHC III Fund, the NHC IV-S Fund and NHC V Fund. The Funds available resources exceed \$100,000,000.00. Prior to starting his own merchant banking operation, Mr. Kadison was Chairman of the Board, President and Chief Executive Officer of Horizon Bank & Trust in Austin, Texas ("Horizon"), Horizon Bancorp, which went public in 1995. His chief responsibilities with Horizon included financial planning, corporate planning and marketing strategy. Mr. Kadison also oversaw the commercial lending activities of Horizon. After Horizon was sold to Compass Bancshares, inc. ("Compass") in 1997 Mr. Kadison served as a Regional President of that Bank until 1988 when he retired from commercial banking. Prior to his association with these companies, Mr. Kadison held several positions of responsibility in the commercial mortgage banking industry. Mr. Kadison has been involved through certain entities in the management of the NHC Fund from its inception in November 1999, the NHC 01-A Fund from its inception in June 2001, the Athena Fund from its inception in 2003, the NHC III from its inception in July 2005, the NHC IV-S from its inception in October 2005, and NHC V from its inception in August 2006. Mr. Kadison received a Bachelor of Business Administration from the University of Wisconsin and has taken graduate business courses at New York University. Mr. Kadison is active and is on the board of community non-profits.

**Charles S. Nichols, Jr.**

Mr. Nichols is a colleague and equal partner of Mr. Kadison in the merchant banking business and manages, through certain entities, the NHC Fund, the NHC 01-A Fund, the Athena Fund, the NHC III Fund, the NHC IV-S Fund and NHC V Fund with Mr. Kadison. The funds available resources exceed \$100,000,000.00. Prior to that time, Mr. Nichols was the Vice Chairman and Executive Vice President of Horizon Bank & Trust, Austin, Texas. Mr. Nichols' principal responsibilities included corporate planning, management and was Chief Lending Officer. His experience in residential lending operations, including construction lending, is extensive. When Horizon was sold in 1997 to Compass Bank, Mr. Nichols continued there until early 1999 when he retired from commercial banking to work with his longtime colleague Mr. Kadison. Prior to associating with these companies, Mr. Nichols held management positions in the mortgage banking industry. Mr. Nichols held management positions in the mortgage banking industry. Mr. Nichols received a Bachelor and Master of Business Administration from Texas A&M University. Mr. Nichols is active in his Church and community based non-profits.

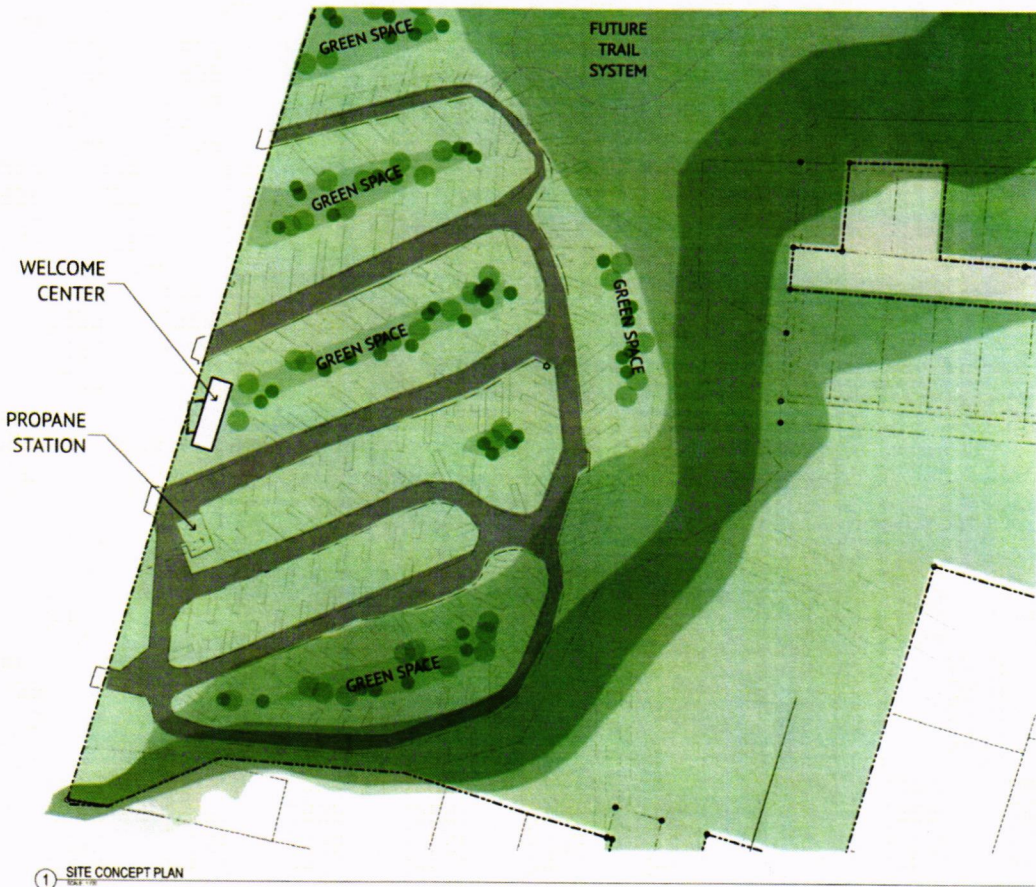




ROBERT SHELTON  
ARCHITECT

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1 SITE CONCEPT PLAN

OPEN AIR RESORT  
Hudson Heights, Texas

A1.0

OVERALL SITE PLAN



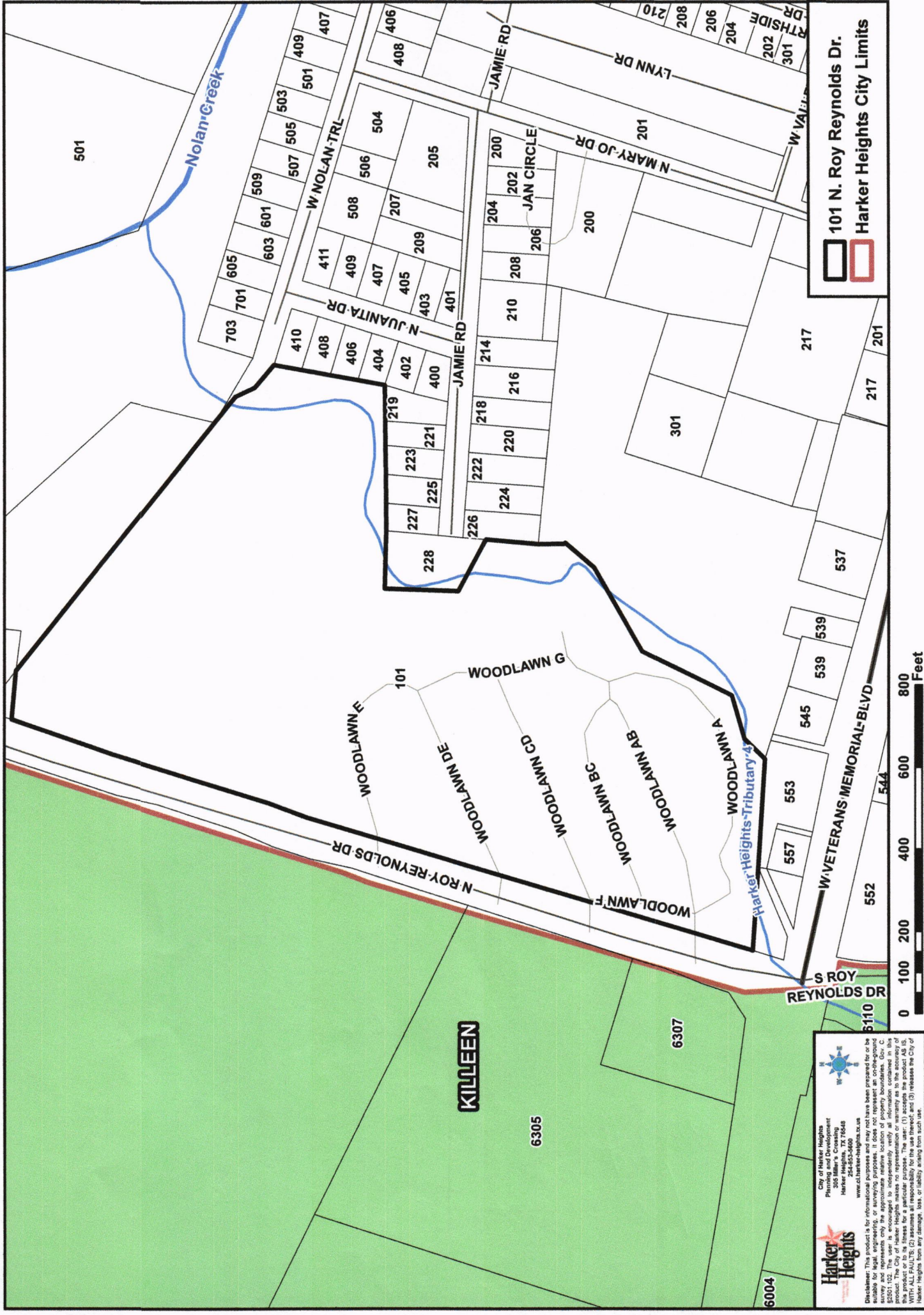


# Proposed Conditions

Planned Development – Commercial (PD-C)  
101 N. Roy Reynolds – Luxury RV Park

1. Recreation Vehicle housing shall be so harbored on each lot that there shall be at least a thirty-three (33) foot distance between recreational vehicles, measured from utility pedestal to utility pedestal.
2. No recreation vehicle or accessory building shall be located closer than ten (10) feet from any building, roadway, lot line, or from any property line bounding the park.
3. A minimum of one (1) parking space constructed of asphalt or concrete will be provided for off-street parking for each recreational vehicle.
4. All park lots shall abut upon an internal road way of not less than twenty-four (24) feet in width, which shall have unobstructed access to any public street, alley, or highway.
5. All internal roadways shall be well marking in the daytime and lighted at night.
6. All streets and internal roadways within the parks will be a minimum of one-inch hot asphalt cement on a four-inch base of crushed stone.
7. Any interior roadway not connected to a public street on both ends must have a turn around with a minimum radius of eighty (80) feet.
8. Recreational vehicles may occupy the park lot for no more than twelve (12) months. Request of occupancy for any period exceeding six months should be submitted in writing to the Harker Heights Building Official.
9. A recreational vehicle may be placed on a 1,300 square foot lot.
10. The planned development will have a full-time, onsite management. Full- time is defined as seven days a week, eight hours each day.
11. The planned development must comply with the City's sidewalk network. At the time of development a six (6) foot sidewalk must extend from the corner of Roy Reynolds Boulevard and Veterans Memorial Boulevard to the main entrance of the park.
12. Parking – no on street parking with be allowed. Additional parking shall be provided at the entrance of the park consisting of five (5) recreational vehicle parking spaces for the purpose of check-in only.
13. The development shall adhere to all other commercial requirements as directed from the City of Harker Heights Code of Ordinances and all current, adopted building codes.





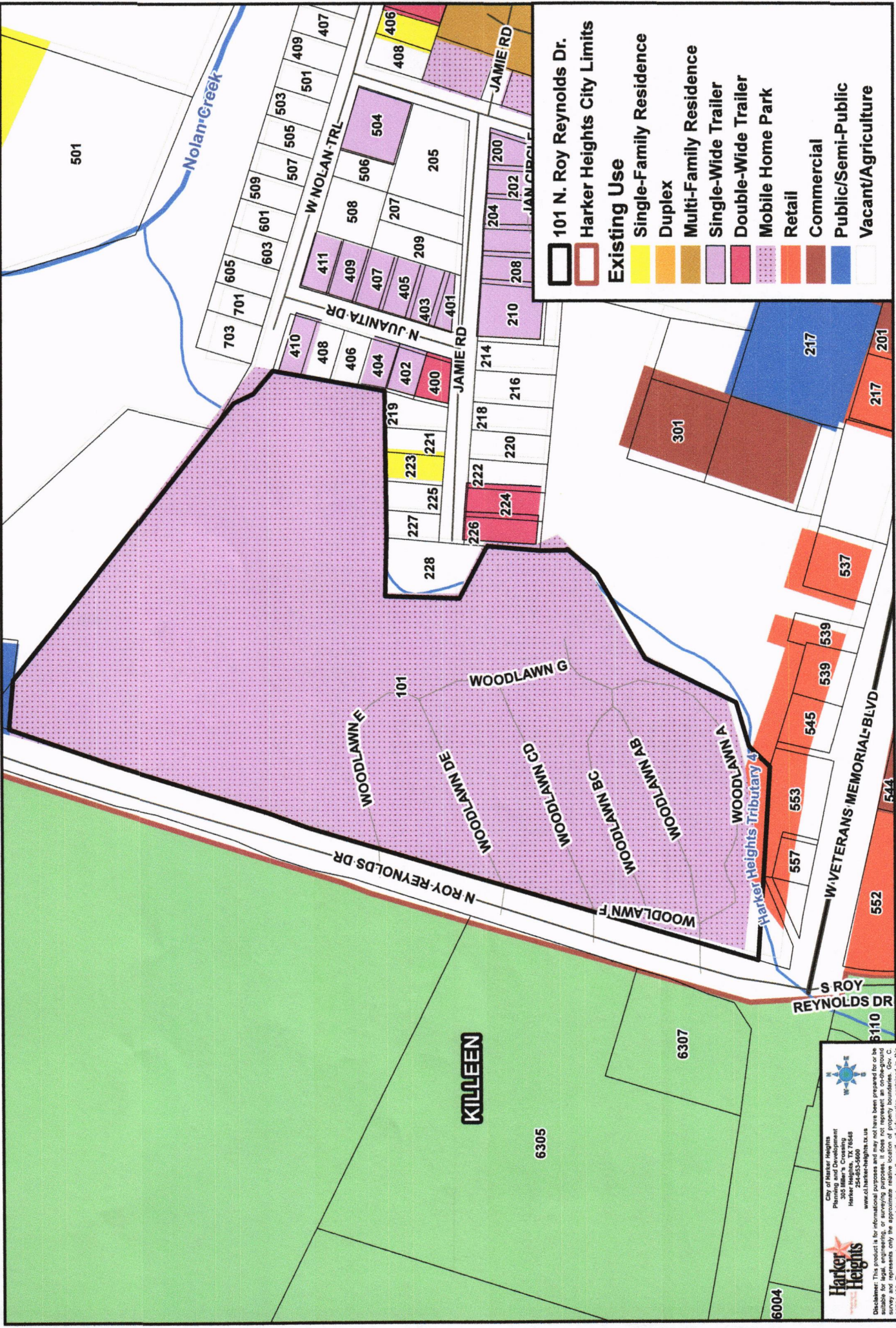
101 N. Roy Reynolds Dr.  
 Harker Heights City Limits

**Harker Heights**  
 City of Harker Heights  
 Planning and Development  
 305 Miller's Crossing  
 Harker Heights, TX 76048  
 www.ci.harker-heights.tx.us  
 254-852-5400

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**101 N. Roy Reynolds Dr.**

**Harker Heights City Limits**

**Existing Use**

- Single-Family Residence
- Duplex
- Multi-Family Residence
- Single-Wide Trailer
- Double-Wide Trailer
- Mobile Home Park
- Retail
- Commercial
- Public/Semi-Public
- Vacant/Agriculture

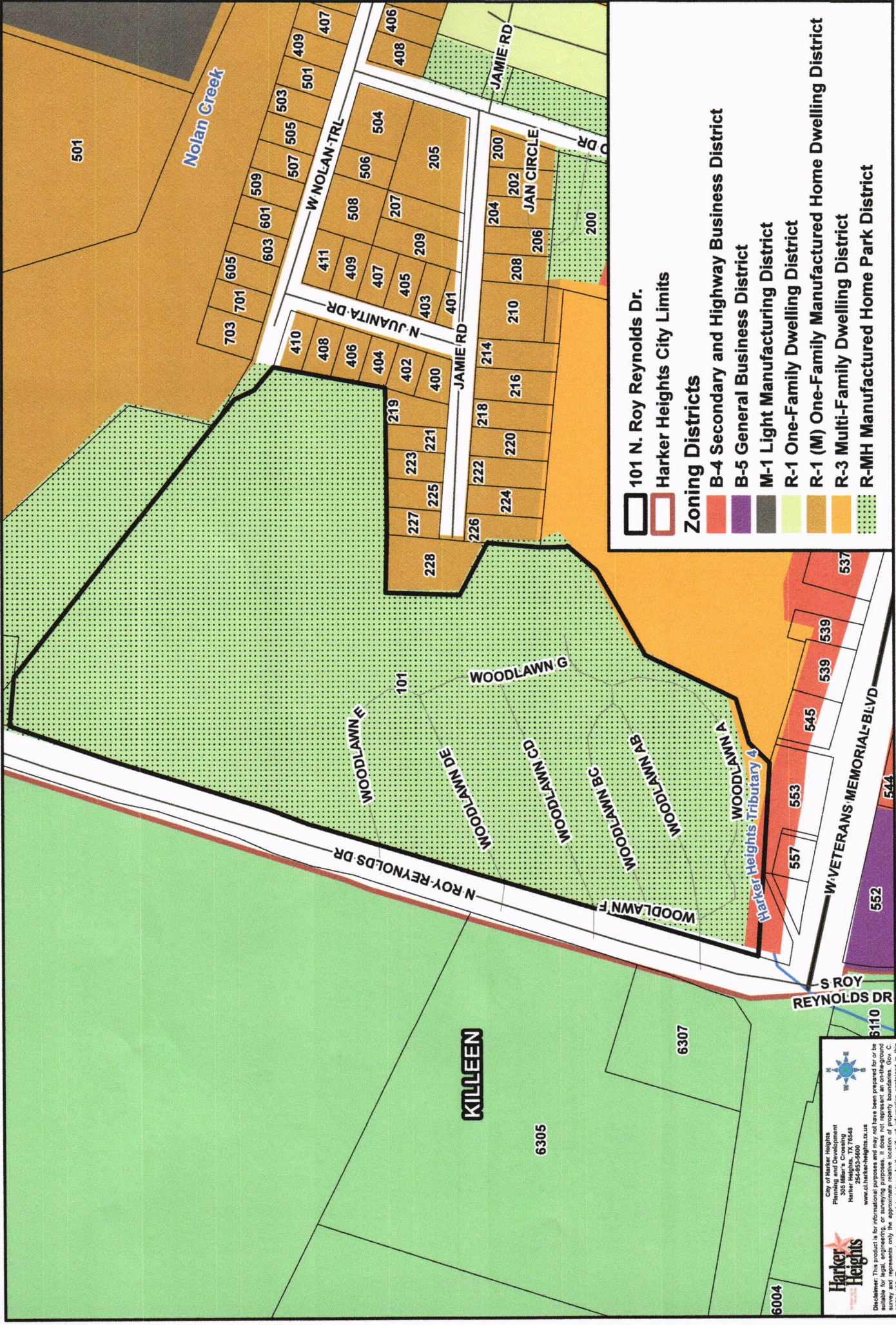
City of Harker Heights  
 Planning and Development  
 Harker Heights, TX 76748  
 254-853-5600  
 www.ci.harkerheights.tx.us

**Harker Heights**

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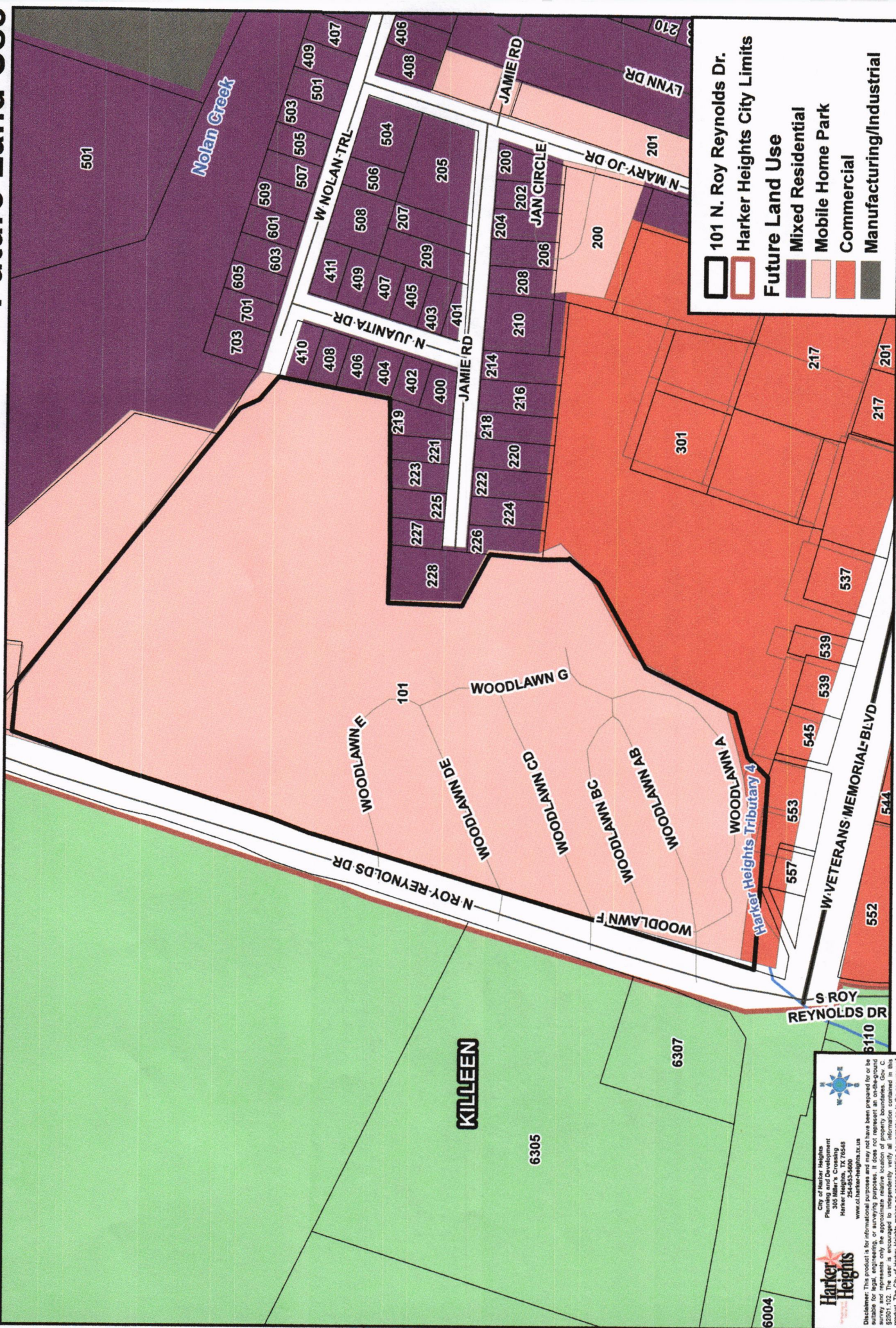


City of Harker Heights  
 Planning and Development  
 1001 W. Highway 190  
 Harker Heights, TX 76748  
 254-455-6600  
 www.ci.harkerheights.tx.us

**Harker Heights**

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**101 N. Roy Reynolds Dr.**

**Harker Heights City Limits**

**Future Land Use**

- Mixed Residential
- Mobile Home Park
- Commercial
- Manufacturing/Industrial

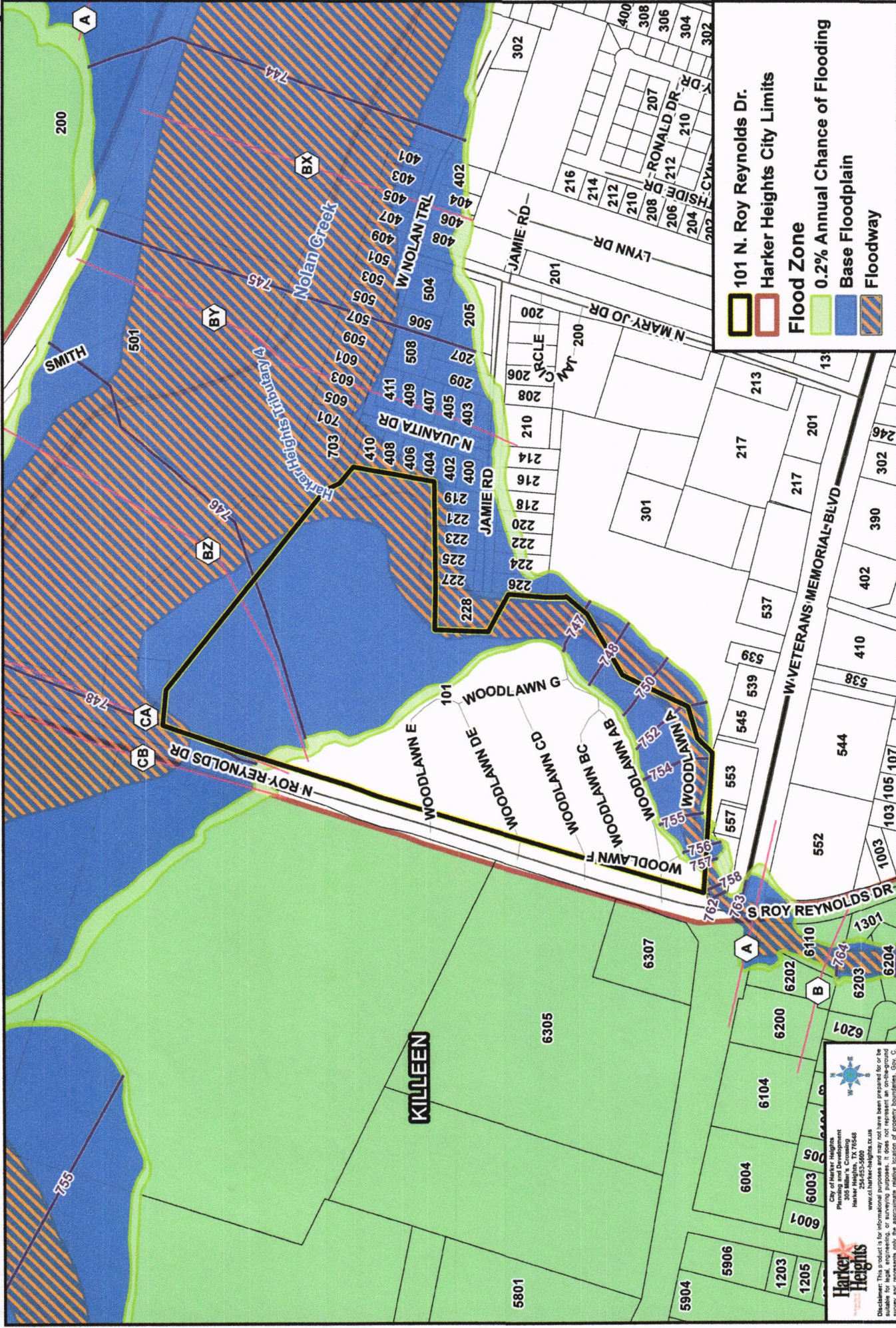
**Harker Heights**

City of Harker Heights  
 Planning and Development  
 305 Main St, Crossing  
 Harker Heights, TX 76548  
 www.ci.harkerheights.tx.us

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**101 N. Roy Reynolds Dr.**

**Harker Heights City Limits**

**Flood Zone**

**0.2% Annual Chance of Flooding**

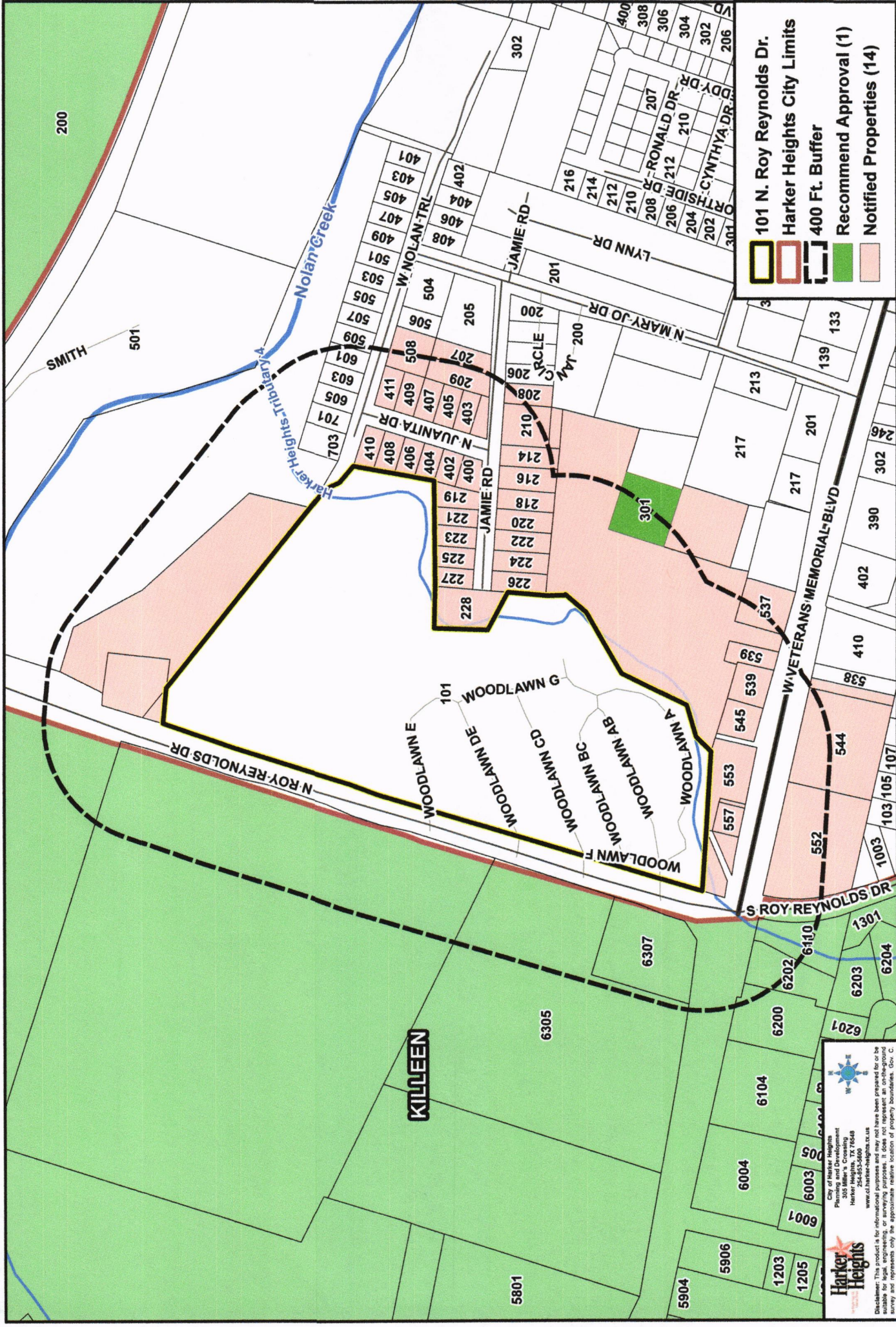
**Base Floodplain**

**Floodway**

City of Harker Heights  
 Planning and Development  
 Harker Heights, TX 76548  
 254-653-9900  
 www.ci.harkerheights.tx.us

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**101 N. Roy Reynolds Dr.**

**Harker Heights City Limits**

**400 Ft. Buffer**

**Recommend Approval (1)**

**Notified Properties (14)**



**Harker Heights**

City of Harker Heights  
 Planning and Development  
 300 Miller's Crossing  
 Harker Heights, TX 76648  
 254-835-5400  
 www.ci.harker-heights.tx.us

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Map Date: 5/23/2019



TO: **City of Harker Heights  
Planning & Development Department**

FROM: \_\_\_\_\_

\_\_\_\_\_  
(Address of Your Property that Could  
Be **Impacted** by this Request)

RE: An application has been made to consider a from R-MH (Manufactured Home Park District) to PD-C (Planned Development Commercial) on property described as A0288BC V.L. Evans, Yandell Mobile Home Park, Acres 1.446, generally located at **101 N. Roy Reynolds Drive**, Harker Heights, Bell County, Texas (see attached notification map).

**I RECOMMEND APPROVAL OF THE REQUEST**

**I RECOMMEND DENIAL OF THE REQUEST**

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JAMES H MYERS  
Printed Name

James H. Myers  
Signature

5-20-19  
Date

**Received**

MAY 23 2019

**Planning & Development**