



Minutes of the Special Meeting of the Harker Heights
Planning & Zoning Commission held at the City Hall Building,
June 6, 2019

Present:

Larry Robison	Chairman
Robert Robinson III	Vice Chair
Kay Carey	Commissioner
Joshua McCann	Commissioner
Darrel Charlton	Commissioner
Jan Anderson	Commissioner

Absent:

Adam Parker	Secretary
Noel Webster	Commissioner
Stephen Watford	Commissioner
Dustin Hallmark	Alternate Commissioner
Kendall Cox	Alternate Commissioner
Nuala Taylor	Alternate Commissioner
Rodney Shine	Alternate Commissioner

Staff:

Joseph Molis	Director Planning&Development
Courtney Pate	Senior Planner/GIS Coordinator
Mike Beard	Building Inspector
Brad Alley	Fire Marshal
Tiffany Dake	Planning Admin. Assistant

Absent:

Mark Hyde	Director Public Works
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A quorum was established and the meeting was called to order at 6:00 P.M.

The first item on the agenda was to recognize affidavits for Conflict-of-Interest. Mr. Molis stated that there were no conflicts of interest.

Next under Public Hearings, Mr. Molis presented **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-B (Planned Development Business) 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.

The Commissioners had a few questions for the applicant. The applicant, Mr. Joel Canfield with Open Air Resorts, of 705 Vanguard Street, Lakeway, TX 78734 was there to represent the request. Commissioner Robinson asked about the condition of the sewer and water, he wanted to know if it is adequate for this and Mr. Molis stated yes they were. Commissioner McCann asked about a dumping station on the property and there will not be one. Mr.

Canfield stated each individual site will be able to hook into water and sewer at their individual sites and dump that way. Commissioner Charlton was questioning the entrances and exits to the west of the property. There are four (4) entrances on Roy Reynolds. Commissioner Charlton did ask about who would be responsible for clearing out the other mobile homes, it will be the applicant. Commissioner Carey asked if all the mobile homes are currently vacant and the answer was yes.

Mr. Canfield explained Open Air Resorts are hospitality resorts. They service existing clientele for RV space as well as new people. There will be an Open Air Resort in Spicewood, TX outside of Austin. Mr. Canfield stated they will get bids to move out mobile homes, having units removed in 30 days.

Mr. Canfield was asked about the sewer line size and if they were good. He stated they were good but could not remember the size of the sewer line. Mr. Canfield did state they will run all new water and sewer if need be. Commissioner McCann asked about the leach field and Mr. Canfield stated again the connections for water and sewer will be at each one of the RV sites. When asked about who would pay for this Mr. Canfield stated the park would. Mr. Moore did tell the Commissioners that ONCOR is upgrading the electric for the whole area. Commissioner Robinson asked if this will be like a Super KOA. Mr. Canfield said that they want to be the Courtyard Marriott of the RV Parks. They will have a company store, propane station, golf carts, general use fire pits and community grills. Commissioner Carey asked what the pull was for this area. Mr. Canfield said the two (2) lakes, seasonal workers, military base, and large groups of transients – millennials, home school groups and retirees. Commissioner Robison asked about a pool, new lighting in the RV Park and pets. Mr. Canfield stated yes to a pool at some point, new lighting and pets. When asked about a gate Mr. Canfield stated they would like to not put one up since it can have a negative effect but if they needed they could get a security officer. Commissioner Anderson thought that with the RV Park going in this would also bring in new businesses as well.

Chairman Robison then opened the public hearing and asked if there was anyone to speak in favor or against the agenda item. Mr. Mike Stegmeyer, of 715 Blackhills Trail, Harker Heights, TX 76548 did ask if there would be enough room for larger RV's and trailers. They answer was yes. Mr. Stegmeyer did ask the applicant to confirm there would be fulltime management on site as well.

Chairman Robison then closed the public hearing. A motion was made by Commissioner Carey to approve the rezoning of this property. Commissioner McCann seconded the motion. The motion passed unanimously (6-0).

Chairman Robison then adjourned the special meeting of the Planning and Zoning Commission at 6:48 P.M.

Larry Robison, Chairman

DATE:

8-28-19

Adam Parker, Secretary

DATE:

8/28/19