



City of Killeen

Agenda - Final-Revised

City Council Workshop

Tuesday, June 6, 2023

6:00 PM

City Hall
Council Chambers
101 N. College Street
Killeen, Texas 76541

Citizens Petitions

Comments should be limited to four minutes. A majority vote of the City Council is required for any time extensions.

1. [CP-23-013](#) Shirley Del Conte: New Assistant City Manager
2. [CP-23-014](#) Michael Fornino: Specific Questions for City Council Regarding Leadership Failures

Citizen Comments

This section allows members of the public to address the Council regarding any item(s), other than a public hearing item, on the agenda for Council's consideration. Each person shall sign up in advance, may speak only one time, and such address shall be limited to four (4) minutes. A majority of the City Council is required for any time extensions. The Mayor and Councilmembers shall have one (1) minute to respond to citizen comments with a statement or explanation without engaging in dialogue.

Items for Discussion at Workshop

3. [DS-23-057](#) Discuss Proposed FY 2023-2024 Budget related to Community Partners:
Hill Country Transit District (the HOP)
Killeen Economic Development Corporation (KEDC)
Bell County Health District
National Mounted Warfare Foundation
Tax Appraisal District of Bell County

Attachments: [Presentation - Hill Country Transit District \(the HOP\)](#)
[Presentation - Killeen Economic Development Corporation \(KEDC\)](#)
[Presentation - Bell County Health District](#)
[Presentation - National Mounted Warfare Foundation](#)
[Presentation - Tax Appraisal District of Bell County](#)

Discuss Items for Regular City Council Meeting on June 13, 2023

Consent Agenda

4. [MN-23-011](#) Consider Minutes of Regular City Council Meeting of May 9, 2023.
5. [MN-23-012](#) Consider Minutes of Special City Council Meeting of May 16, 2023 at 4:00 p.m.
6. [MN-23-013](#) Consider Minutes of Special City Council Meeting of May 16, 2023 at 5:00 p.m.
7. [RS-23-091](#) Consider a memorandum/resolution authorizing the procurement of fleet parts from Heil of Texas in an amount not to exceed \$132,000.
Attachments: [Contract](#)
[Certificate of Interested Parties](#)
[Presentation](#)
8. [RS-23-092](#) Consider a memorandum/resolution authorizing the procurement of fifty-six (56) computers (Mobile Data Terminals) for police vehicles fully equipped with emergency equipment through the Texas Department of Information Resources and the Texas Buy Board for a total cost in the amount of \$217,390.33.
Attachments: [Quotes](#)
[Presentation](#)

Resolutions

9. [RS-23-080](#) Consider a memorandum/resolution appointing members to the Bond Advisory Committee.

Public Hearings (Public Hearings Will be Held on June 13, 2023)

10. [PH-23-036](#) HOLD a public hearing and consider an ordinance requested by J-BREZ LLC - SERIES B (FLUM# 23-02) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Neighborhood Commercial' place type designation to an 'Industrial' place type designation for approximately 10.56 acres, being part of the Killeen Area Investment Corp Industrial Tract, Lot Pt. Tr. D and part of the J. J. Roberts Survey, Abstract No. 731. The property is locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.
Attachments: [Maps](#)
[Site Photos](#)
[Minutes](#)
[Ordinance](#)
[Presentation](#)

11. [PH-23-037](#) HOLD a public hearing and consider an ordinance requested by Franklin Land Associates, LLC on behalf of Whitis Investments, LTD (Case# Z23-02) to rezone approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137 from "R-1" (Single-Family Residential District) to "B-3" (Local Business District). The property is located on the east right-of-way of East Trimmier Road and north of Andalucía Lane, Killeen, Texas.

Attachments: [Maps](#)

[Site Photos](#)

[Site Plan Exhibit](#)

[Responses](#)

[Minutes](#)

[Ordinance](#)

[Considerations](#)

[Presentation](#)

Items for Discussion at Workshop

12. [DS-23-058](#) Planning and Zoning Commission Update
- Attachments:** [Presentation](#)
13. [DS-23-059](#) Discuss and consider Scenic City Certification Program.
- Attachments:** [Presentation](#)
14. [DS-23-061](#) Discuss and consider setting a date for a tour of the Belton Water Treatment Plant.
15. [DS-23-060](#) Discuss pending litigation: Bell County v. City of Killeen Cause No. 23DCV338257

Adjournment

I certify that the above notice of meeting was posted on the Internet and on the bulletin boards at Killeen City Hall and at the Killeen Police Department on or before 5:00 p.m. on June 2, 2023.

Laura J. Calcote, City Secretary

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the City Council may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7717, City Secretary's Office, or TDD 1-800-734-2989.

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

- Youth Advisory Commission - Presidential Volunteer Service Awards, June 6, 2023, 2:30 a.m., City Council Chambers*
- Welcome Ceremony for Brigadier General Thomas M. Feltey (incoming Deputy Commanding General-Maneuver, III Armored Corps), June 9, 2023, 9:00 a.m., Van Fleet Hall (Flagpole) III Armored Corps Headquarters*
- No Host Farewell Social for Command Sergeant Major Arthur Burgoyne, Jr. (outgoing Command Sergeant Major, III Armored Corps and Fort Cavazos), June 13, 2023, 6:00 p.m., Monty's Steaks, Brew, and BBQ*
- Killeen Community Center Groundbreaking, June 13, 2023, 11:00 a.m., Rosa Hereford Community Center*
- Change of Responsibility Ceremony for Command Sergeant Major Arthur Burgoyne, Jr. (outgoing) and Command Sergeant Major John P. McDwyer (incoming), June 15, 2023, 9:00 a.m., Van Fleet Hall (Flagpole) III Armored Corps Headquarters*
- Retirement Ceremony, June 30, 2023, 11:00 a.m., Lone Star Conference Center*
- Killeen Chamber Luncheon with General Rainey from Army Futures Command, July 19, 2023, 11:30 a.m., Location TBD*

Dedicated Service -- Every Day, for Everyone!



City of Killeen

Staff Report

File Number: CP-23-013

Shirley Del Conte: New Assistant City Manager



City of Killeen

Staff Report

File Number: CP-23-014

Michael Fornino: Specific Questions for City Council Regarding Leadership Failures



City of Killeen

Staff Report

File Number: DS-23-057

Discuss Proposed FY 2023-2024 Budget related to Community Partners:

- Hill Country Transit District (the HOP)
- Killeen Economic Development Corporation (KEDC)
- Bell County Health District
- National Mounted Warfare Foundation
- Tax Appraisal District of Bell County

Killeen Budget Presentation (Council Meeting)

June 6, 2023

8 Consensus – what we know about the current system

- Interviewed stakeholders, board members, elected officials, city staff, and community leaders:
 - Making travel across the region as smooth as possible (Regional Mobility)
 - Do better job of meeting the needs of fast-growing communities
 - Must have local funding to match available federal and state dollars

Existing Transit Service

- There are reliability & availability issues impacting usage of the transit system
- Routes do not go where people need to go (travel patterns are changing since Covid)
- Service is too spars, infrequent, and unreliable to be useful
- Lack of vehicle technology negatively impacting clarity of operational performance and service planning
- We need to innovate and take a new approach to providing services
- Communication with riders and elected officials needs to improve
- Overall, the current transit system is neither effective nor efficient due to effects of Covid and other economic shifts and changes in consumer travel demands

Transit Service

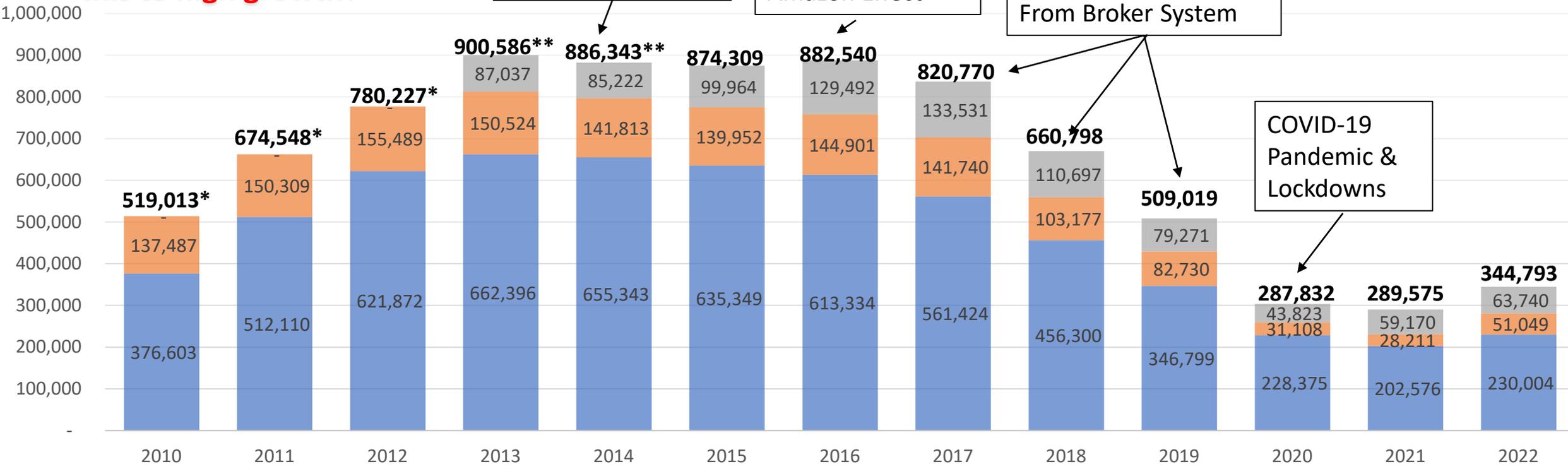
- How we fund value added services will take collaboration and transparency



Macro-Economic Impacts on Ridership

(Service cuts - negatively impact network quality)

How do we go from this to high growth?



* Rural Ridership Not Available Prior to 2013 due to Software Transition

** Prior to 2015, Rural School Transportation Was Calculated by Trip. Transportation is now calculated by individual passenger.

Discontinued Route 520

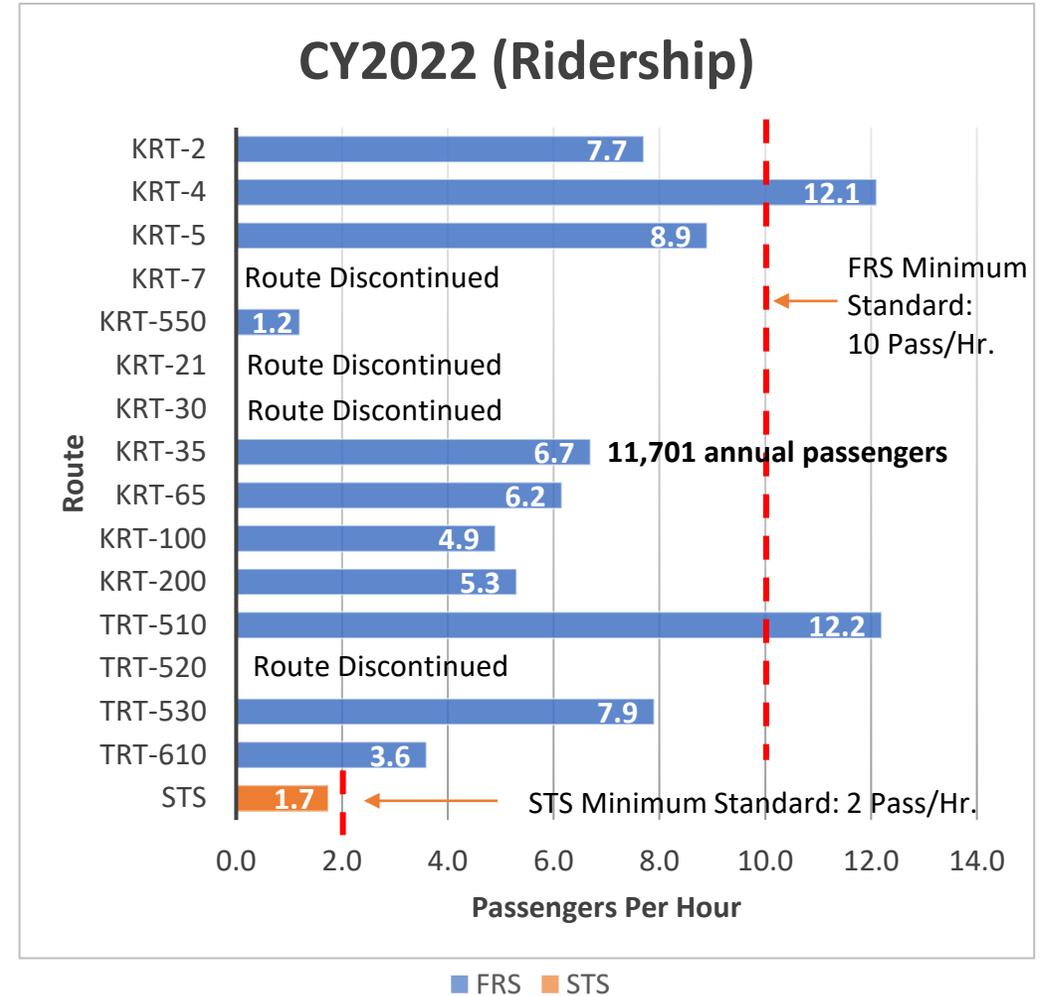
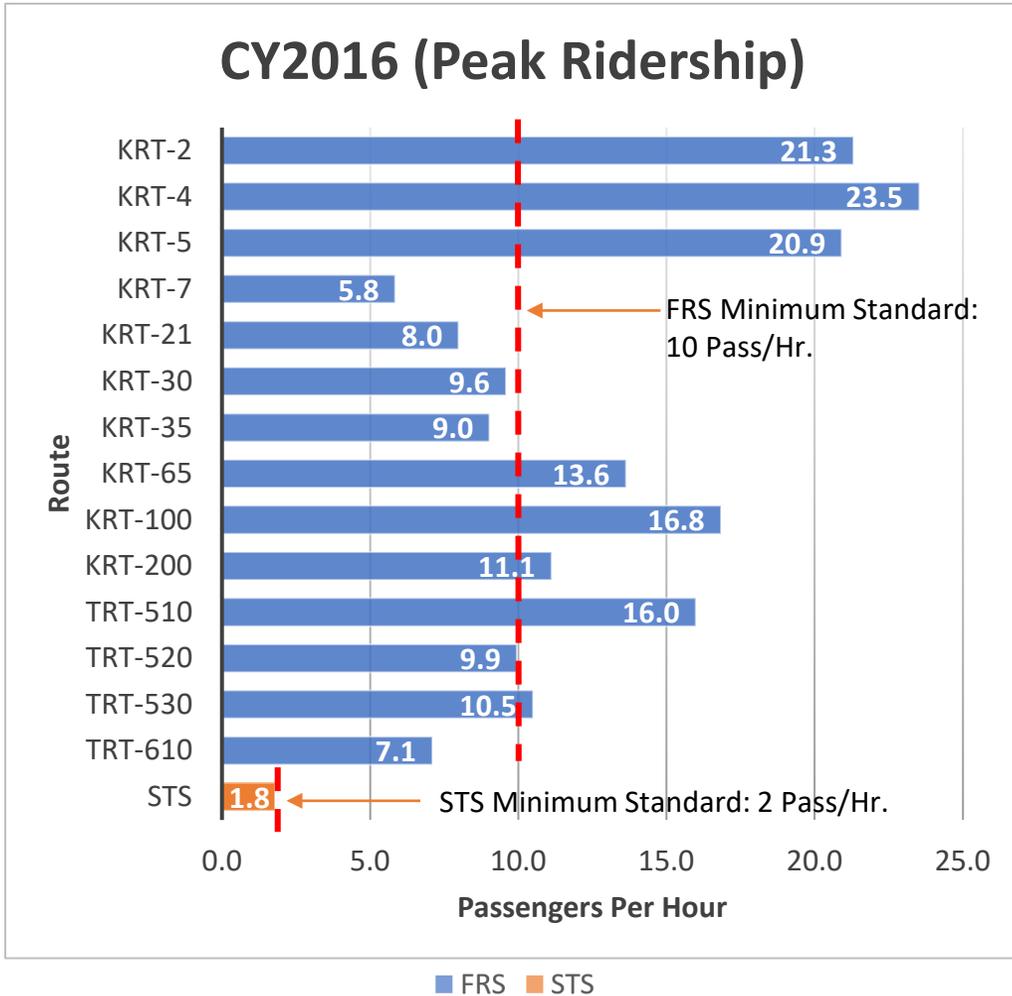
Discontinued Routes 7, 21, 30 in Killeen & Reduced ADA to 3/4 Mile

Discontinued Route 5 in Killeen, reduced hours in Harker Heights and Cove, and Cut Saturday Service

Realigned Routes 4 & 100 in Killeen

8 Urban Route Efficiency

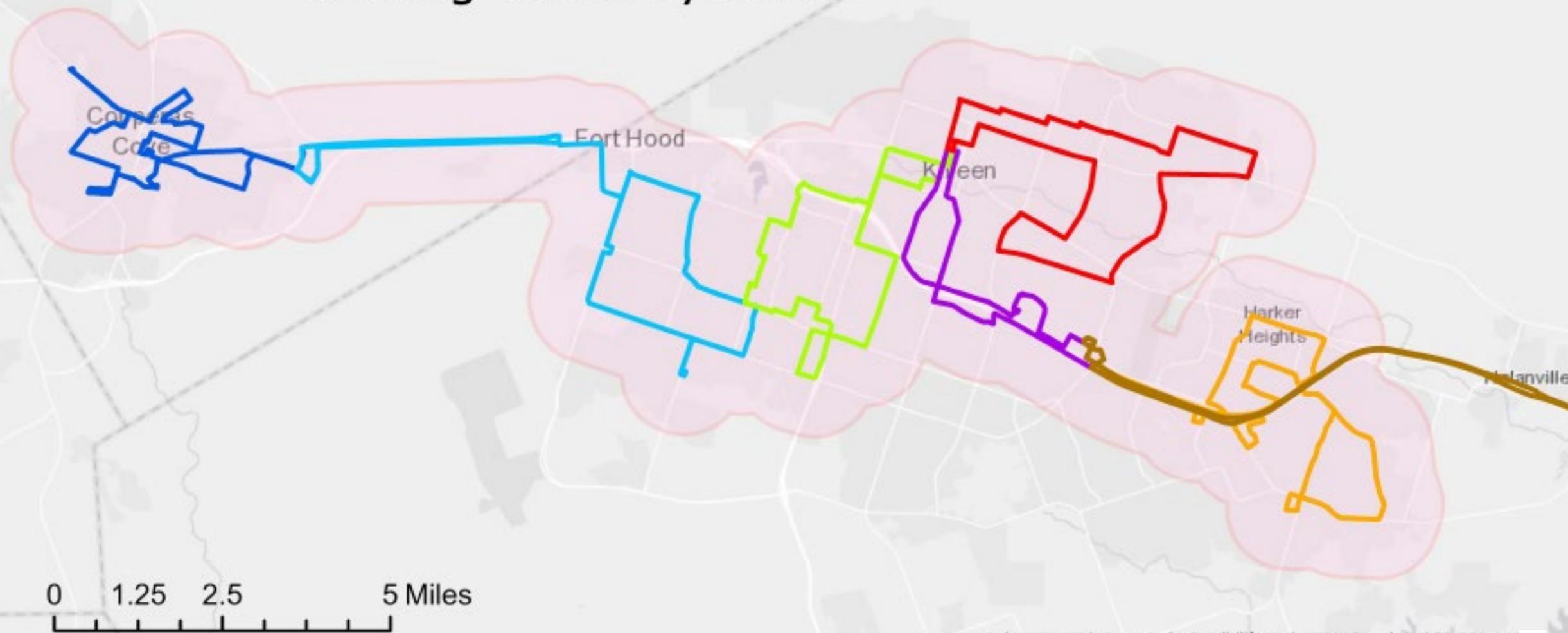
(Lack of coverage & access negatively impacts ridership & network quality)



Existing Killeen System

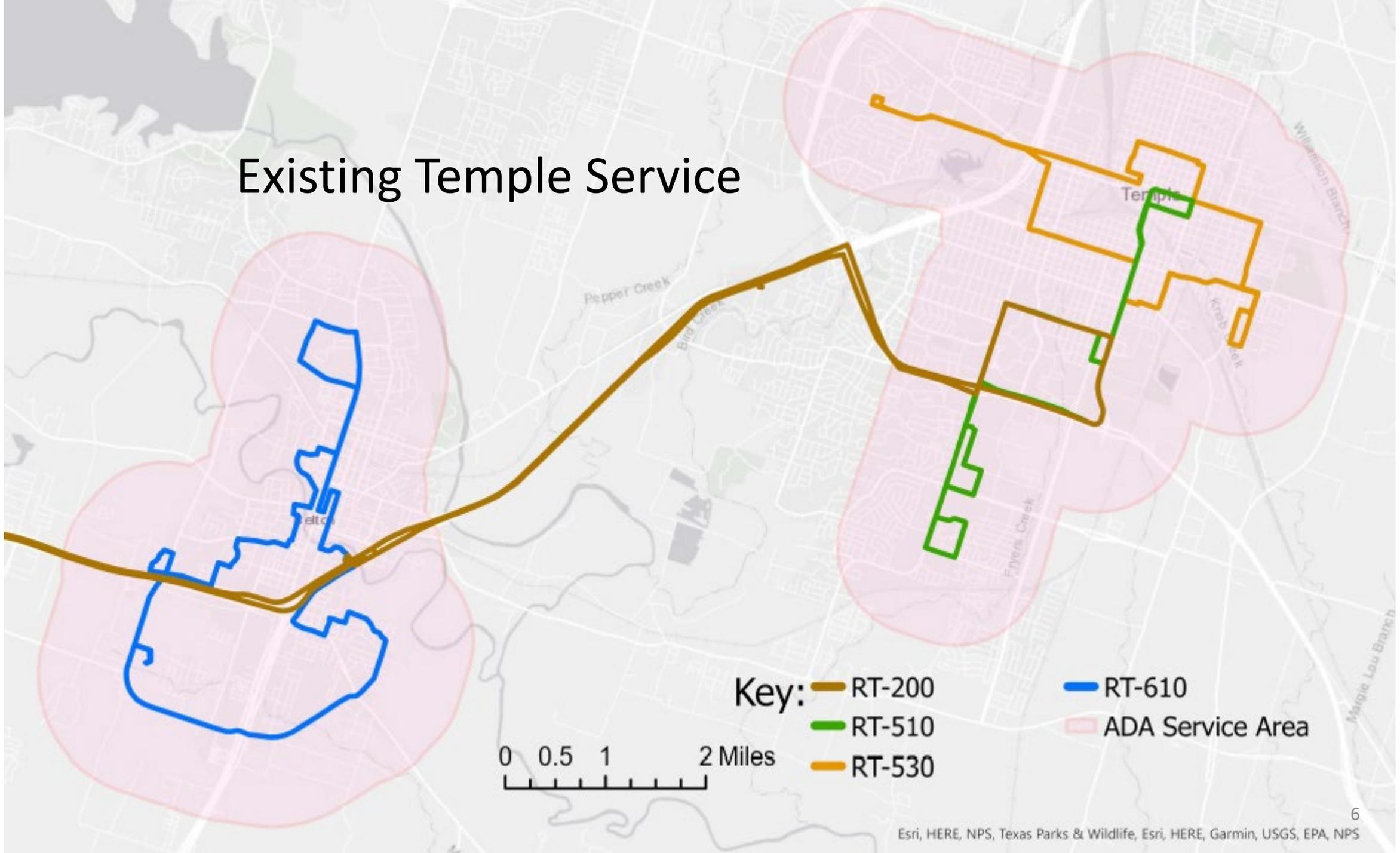
- Key:
- RT-200
 - RT-2
 - RT-4
 - RT-5

- RT-100
- RT-35
- RT-65
- ADA Service Area



0 1.25 2.5 5 Miles

Existing Temple Service



Recommendations

Service & Map Review

8 Regional Path Forward

Regional Growth

- Killeen, Fort Hood, and Temple are economic, medical, and recreation hubs that create regional demand generating unmet transit need (major trip generators)
- Transform the transit system to Microtransit On-demand in all cities connected with commuter bus service that runs every 30minutes
- All rural county services will use the same software platform, so we have a single system for the entire region
- Fort Hood has selected the HOP Microtransit solution with initial \$5M proposed budget subject to funding being secured. Service desired in early FY24
- Fort Hood personnel wants to leverage the HOPS regional system, a connection fee has been included for this access if we move forward
- Residents need to travel across the region: Access to medical care often requires long trips
- The region needs an “Intermodal Transportation System” that adds value to all communities served

Benefits of moving to Micro Transit and Commuter Service

Access + Coverage + Equity + Frequency + Travel Time + Availability + Information + Cost = Service Value (Riders, Community, Business) Optimizing: 8 key variables: New service will improve:

- **Access:** do I have access to the transportation network (yes/no)
 - **Coverage:** does the system go where I need it to go
 - **Equity:** do people within the community/region have equal access to the system
 - **Frequency/Wait Time:** how often does the service run and how long do I have to wait
 - **Travel Time:** how long does it take me from origin to destination
 - **Availability:** what hours and days is the service available
 - **Information:** how do I know when my ride is coming and how can I plan my trip
 - **Cost:** will improve cost effectiveness and service administration as a function of cost per service hours
-
- **Ridership:** new service design will significantly increase ridership
 - **Ontime Performance:** will improve by reducing deadhead miles
 - **Cost of Fuel & Maintenance:** will decrease
 - **Reduce Impact on Local roads:** by taking large buses off arterial and neighborhood streets
 - **Regional Connectivity:** will greatly improve with the regional connector 30-minute frequency

Proposed Initial Service Schedule

Service Days: Monday – Friday 7AM – 9PM

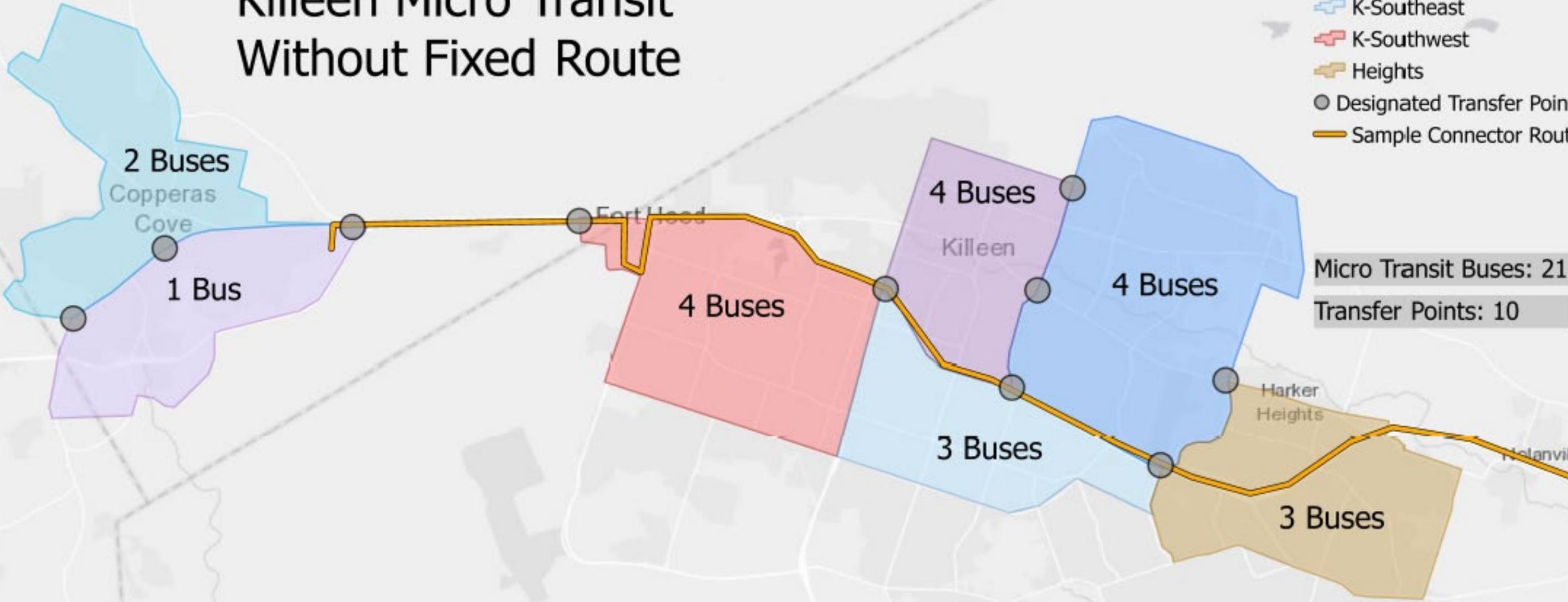
Saturday Medicaid Trips 8hrs daily 8AM – 5PM

- **Microtransit Service Hours: 7AM – 9PM**
- **Commuter Service: 6:30AM – 6:30PM**
- **Avg. Wait Times 30min Peak 7AM – 11AM, 3PM - 7PM**
- **Avg. Wait Times 40min Off-Peak 11AM – 3PM, 7PM – 9PM**
- **Peak Service: 15**
- **Off Peak Service 12**

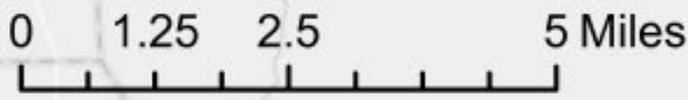
Conceptual Demo Only - Killeen Micro Transit Without Fixed Route

Key:

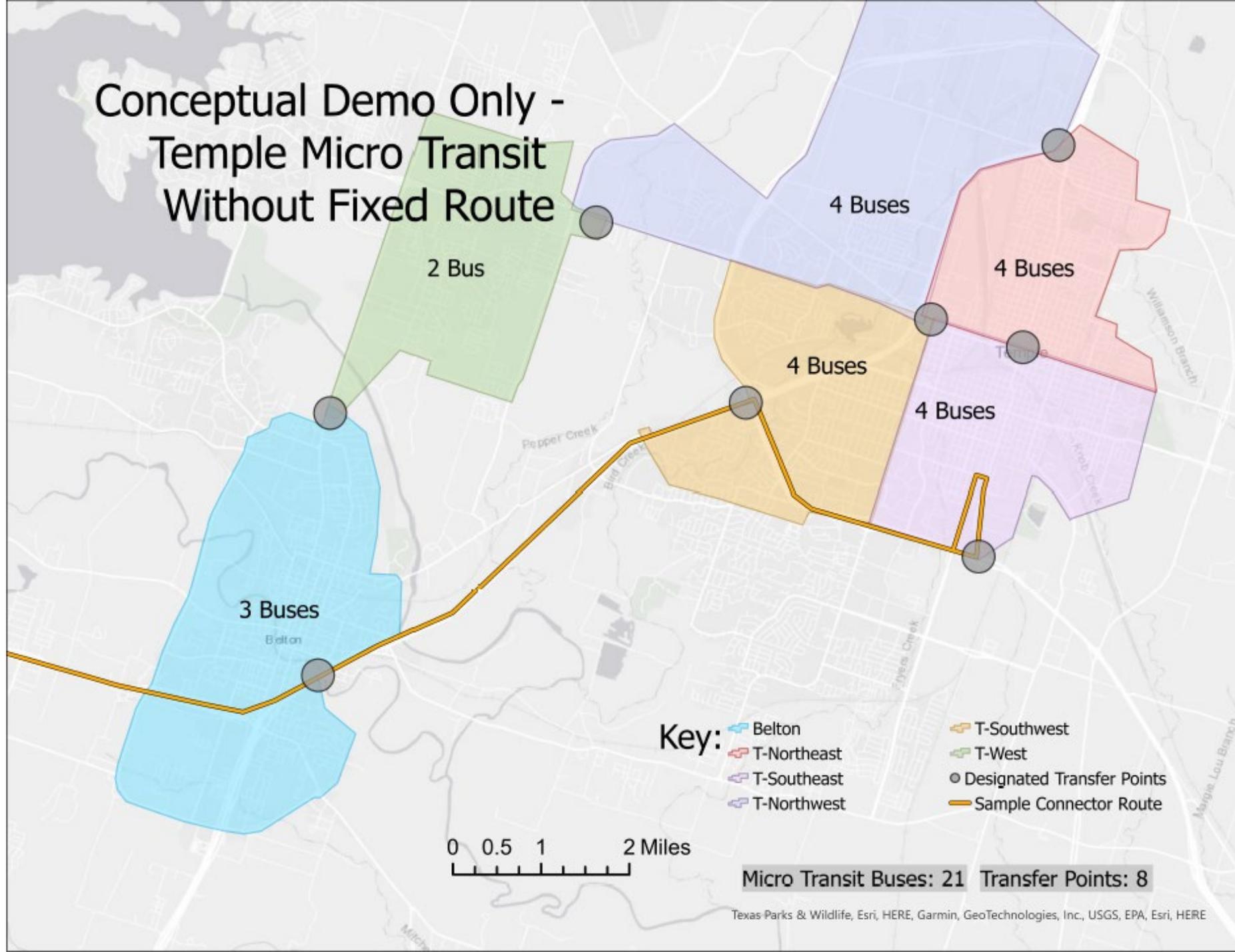
- C-North
- C-South
- K-Northeast
- K-Northwest
- K-Southeast
- K-Southwest
- Heights
- Designated Transfer Point
- Sample Connector Route



Micro Transit Buses: 21
Transfer Points: 10



Conceptual Demo Only - Temple Micro Transit Without Fixed Route



<https://youtu.be/0m1TOZzh-ds>

LAKE LINK

Launched July 22



Leveraging technology

Sample Program





Launched July 22



Example Program

On-Demand

- Curb-to-Curb Service
- Downloadable Software App
- Works like Uber and Lyft, for Transit Shared Rides
- Customer or Concierge can book trips through an App
- Call-in to reserve trips
- Service area is easy to define and adjust

“Best Solutions are designed as Inter-modal solutions that combine ride types: On-demand, Transportation Network Companies, fixed-route, bike share, scooters, trip planning and fare payment, trails, bike paths, and mobility hubs”

Example Program

LAKE LINK

FREE, ON-DEMAND RIDES

- SERVICE HOURS** 7AM - 9PM, SUN - THU
7AM - 10PM, FRI - SAT
- SERVICE AREA** DOWNLOAD THE APP TO VIEW THE MAP
- HOW TO RIDE** REQUEST RIDES ON-DEMAND USING THE LAKE LINK APP



POWERED BY



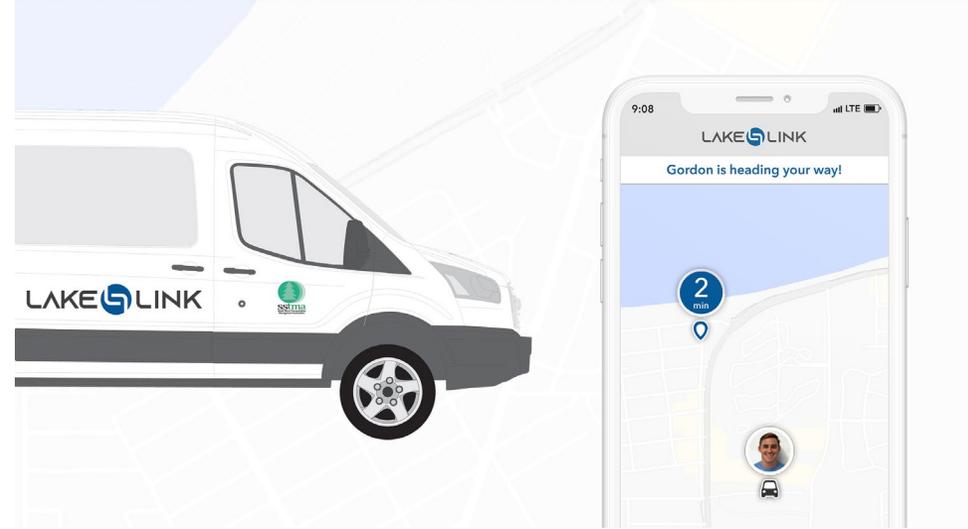
LAKE LINK

VIAJES POR SOLICITUD GRATUITOS

- HORAS DE SERVICIO** 07:00-21:00 DOMINGO-JUEVES
07:00-21:00 VIERNES-SÁBADO
- ÁREA DE SERVICIO** DESCARGAR LA APLICACIÓN PARA EL MAPA
- COMO UTILIZAR** SOLICITE VIAJES POR SOLICITUD USANDO LA APLICACIÓN LAKE LINK

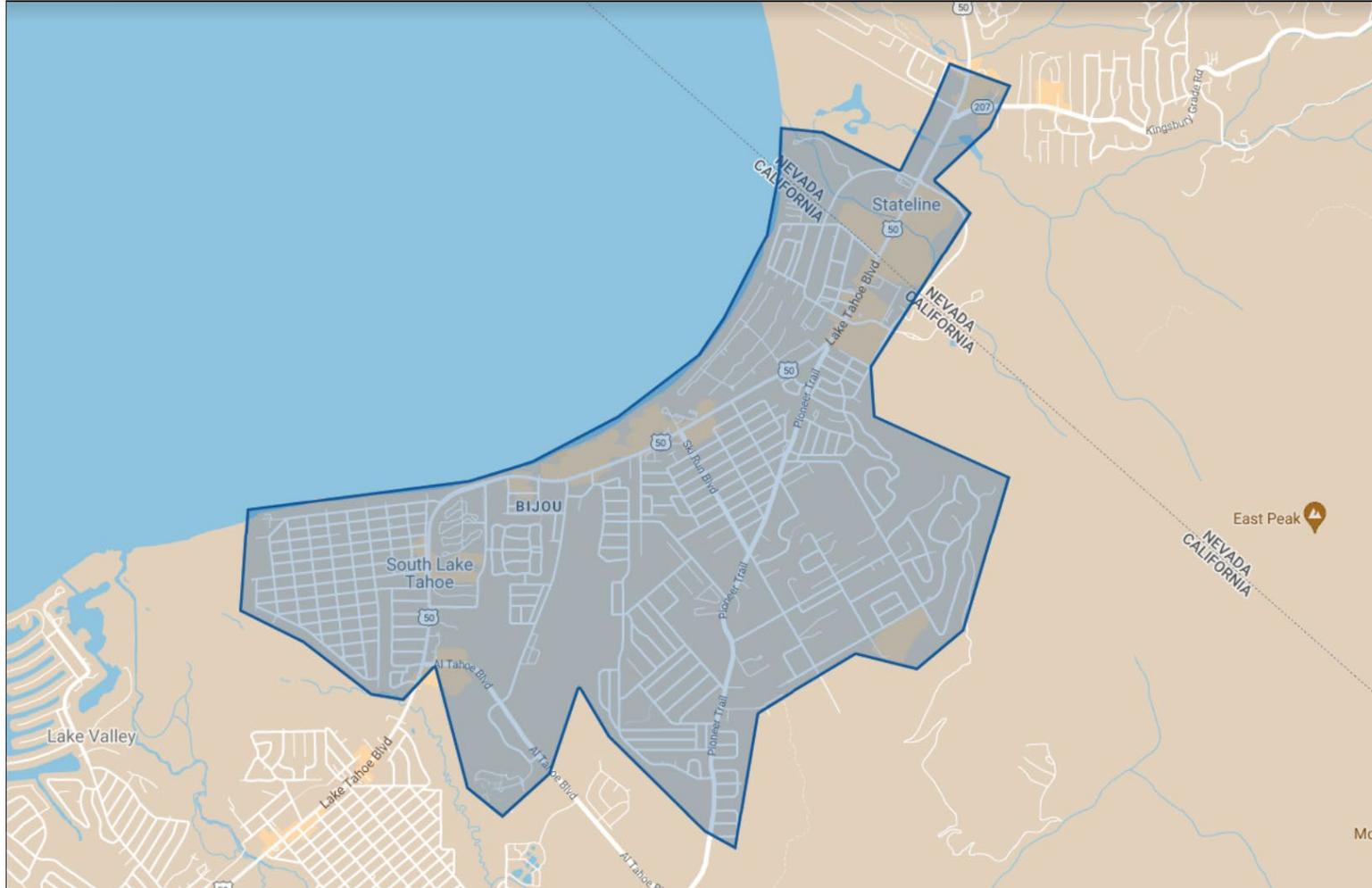
POWERED BY 



LAKE LINK - Service Zone

Example Program



Pickups Heat Map



Example Program

Ridership Report

Dates: September 1 - 30, 2022

Rides: 6,815

Passengers: 10,637

VRH: 1,218

TVH: 1,321

VRM: 16,466

TVM: 17,505

Passenger miles: 17,149

Unique rider accounts: 1,375

Passengers per revenue hour: 8.7

% of rides shared: 50%

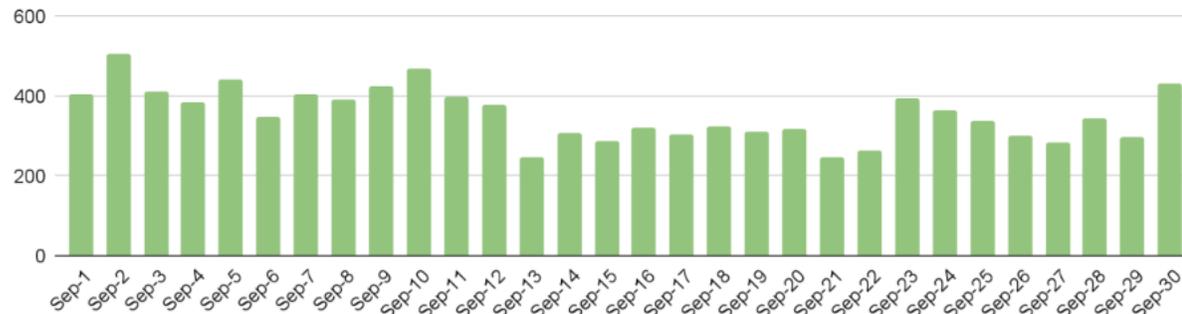
Average wait time: 19 minutes

Average ride time: 7 minutes

Average experience rating: 4.92 out of 5

NV ridership: 35%

Passengers



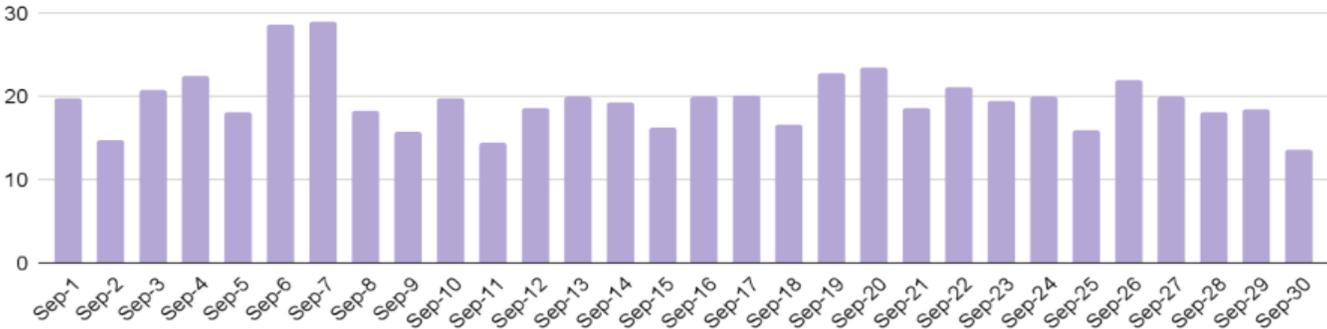
Leveraging technology



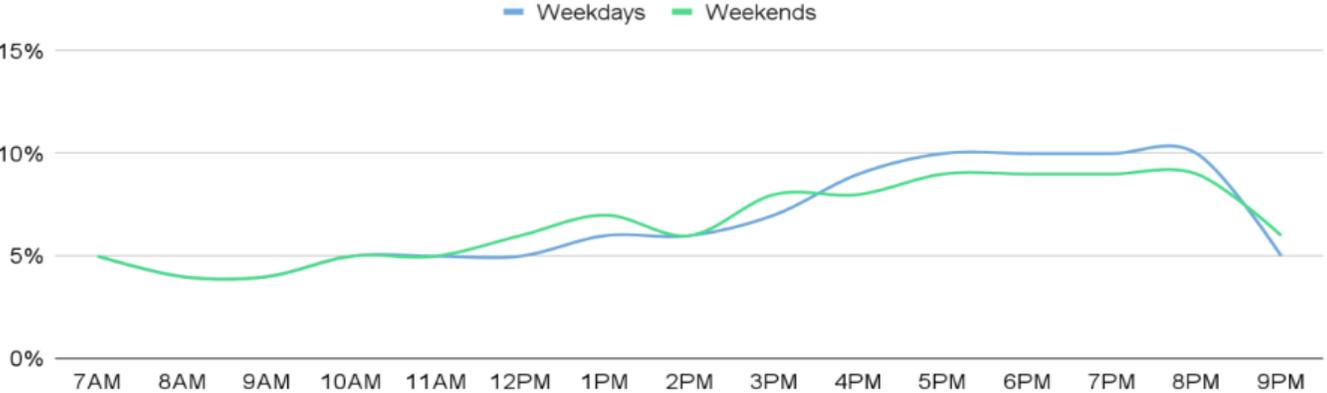
Reporting & transparency

Example Program

Average Wait Time



Demand by Hour



- 5 Leveraging technology
- 8 Reporting & transparency

Fixed Route Performance for CY 2022

| Route | City | Passengers | Passengers/Hour |
|---------------|-------------------------------------|----------------|-----------------|
| Route 2 | Killeen | 25,160 | 7.9 |
| Route 4 | Killeen | 41,760 | 13.0 |
| Route 5 | Killeen | 26,606 | 9.0 |
| Route 35 | Harker Heights | 11,701 | 5.3 |
| Route 65 | Copperas Cove | 18,543 | 6.8 |
| Connector 100 | Killeen*55% & Cove*45% | 14,827 | 5.0 |
| Connector 200 | HH**40%, Belton**24%, & Temple**36% | 16,651 | 5.5 |
| Route 510 | Temple | 35,869 | 12.4 |
| Route 530 | Temple | 25,065 | 8.0 |
| Route 610 | Belton | 11,449 | 3.7 |
| TOTAL | | 228,539 | 7.6 |

***Total Killeen Ridership 93,526 + 8,153 = 101,679 Passenger Trips In 2022**

Projected Passenger Counts for CY2024 Using MicroTransit System

CITY

PASSENGERS

Belton

50,000

Copperas Cove

50,000

Harker Heights

50,000

Killeen

300,000

Temple

300,000

Commuter

150,000

Total

900,000

2024 Funding Requests for MicroTransit Approach:

| | |
|-------------------|-----------------------------|
| ➤ Cove: | \$ 131,297 – 3 buses |
| ➤ Harker Heights: | \$ 131,297 – 3 buses |
| ❖ Killeen: | \$1,150,000 – 15 buses |
| ➤ Temple: | \$1,550,000 – 18 buses |
| ➤ Belton: | <u>\$ 131,297 – 3 buses</u> |

Total Local Match: \$3,093,891 – 42 buses

Leveraged Against Non-Local Funding (FY23 numbers):

| | |
|-------------------------|-------------------|
| ➤ Federal: | \$5,897,246 |
| ➤ State: | \$1,536,477 |
| ➤ HCTD Contract (NEMT): | \$1,400,000 |
| ➤ Fare Box: | <u>\$ 576,108</u> |

Total Non-Local Funding: \$9,409,831

❖ Killeen: \$1,150,000 local funding for 4,044,441 Service Value (28.43%)

QUESTIONS / DISCUSSION

THANK YOU!



KEDC Mission: to promote the development of commercial, industrial and manufacturing enterprises to promote and encourage employment and the public welfare.

Budget Request Fiscal Year 2023-24



FY 2022-23 Success

➤ Dongjin Semichem-Texas

Advanced Materials Technology.

91,000 square feet, \$70 million investment, 17 jobs, \$70,000 average salary.

Acquired 42 Acres in Killeen Business Park. Supplier to Samsung.

Under construction. Plan to be operational in November 2023



➤ Harrington Industrial Plastics

Distribution Center for PVC plastic pipe for the process industries. Opened in November 2022 in existing facility.

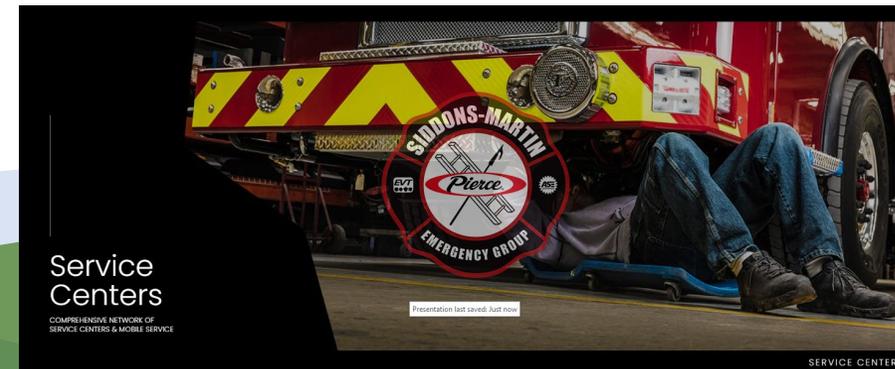
KEDC sold 1.5 acres of adjacent land to company for future expansion.

➤ Siddons-Martin Emergency Group

Emergency Vehicle Repair Facility

Acquired facility on Roy J Smith Drive

Will bring 50 jobs at \$66,000 per year



Budget Proposal

KEDC Budget Proposal FY 2023-24

FY 2022-23 Allocation: \$725,054.00

Current Request \$865,000

Goals:

Aggressively Promote Killeen
Leverage Partnerships
Real Estate Support

Maximize Opportunities
Invest in Technical Information
More Responsive to Companies

Budget Proposal

KEDC Budget Proposal FY 2023-24

Additional funding for Marketing - \$70,000

- Fees for participation: Texas EDC, Team Texas, Grand Central Texas, Oncor, Select USA
- Travel Expenses: Key markets Atlanta, New York, Chicago, Los Angeles, San Francisco, Dallas. Top Site Selection Consultants. Visit client companies and local company headquarters.
- Marketing Materials: Printing; General community data, Target Industry

Budget Proposal

KEDC Budget Proposal FY 2023-24

Additional funding for Technical Information - \$70,000

- Civil Engineering Reports
Site plans, Infrastructure plans, Costs, etc.
- Site Environmental Reports
Phase I Environmental, Soil Testing, Wetlands Review, etc.
- Industry Analyses
Experts to review technical prospects, City Council mtgs, etc.

A stylized human figure composed of a light blue oval head and a larger, rounded body. The body is filled with numerous thin, wavy, light blue lines that create a sense of movement or depth. The figure is set against a background of overlapping blue and green circular shapes.

BELL COUNTY PUBLIC HEALTH

- ▶ Promote – Prevent – Protect
- ▶ Serving those who live, work, play, and pass through Bell County, Texas



BELL COUNTY PUBLIC HEALTH

- What is Public Health?
- Bell County Public Health (BCPH) growth
- Divisions
 - Clinical Services & Systems
 - Environmental Health
 - Emergency Preparedness
 - WIC
 - Community Health
 - Administration



BELL COUNTY PUBLIC HEALTH

- \$14.3 million annual operating budget
 - FY2023 City of Killen contribution \$363,403
- Next steps
 - Countywide Community Health Assessment
 - 81 years Celebration
 - Rewriting the BCPH Cooperative Agreement
 - Will include review and revision of funding from municipalities
- Excited to come back any time to provide additional information

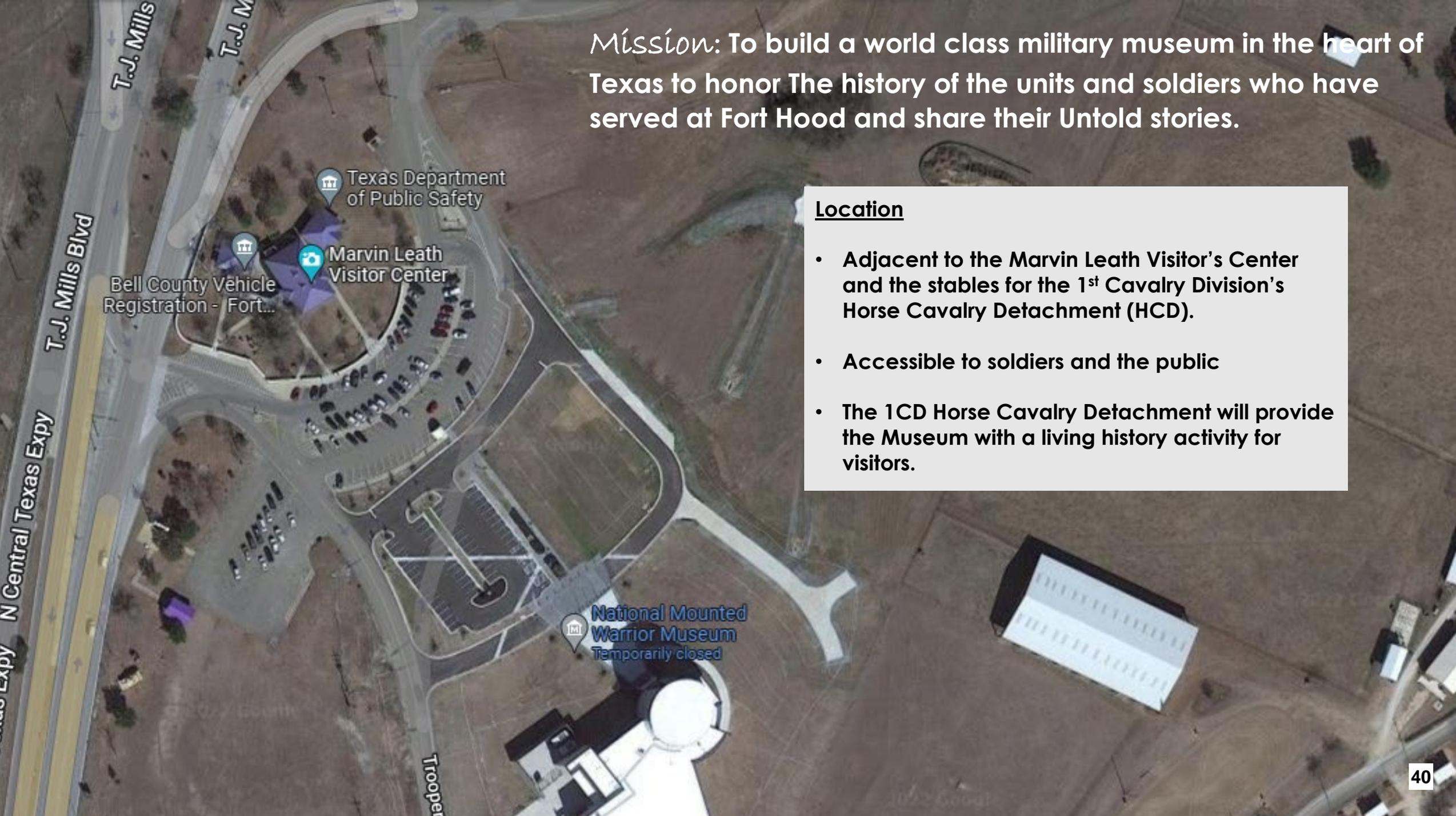
The National Mounted Warrior Museum



MISSION: To build a world class military museum in the heart of Texas to honor The history of the units and soldiers who have served at Fort Hood and share their Untold stories.

Location

- Adjacent to the Marvin Leath Visitor's Center and the stables for the 1st Cavalry Division's Horse Cavalry Detachment (HCD).
- Accessible to soldiers and the public
- The 1CD Horse Cavalry Detachment will provide the Museum with a living history activity for visitors.



Regional Economic Impact and Effect on Regional Tourism

National Mounted Warfare Foundation

National Mounted Warrior Museum Economic Impact Summary

2011 Lord Cultural Services

Annual Average Attendance **265,000**

726 per day

5096 per week

22,083 per month

2021 Texas A&M University-Central Texas University

Center for Applied Research and Engagement

Annual Average Attendance **377,417**

1034 per day

7258 per week

31,451 per month

The American Alliance of Museums formerly the American Association of Museums indicates that the average museum goer spends a minimum of **\$25.00 per visit** within the community. The Office of the Texas Governor's Economic Development and Tourism Office estimates travelers utilizing lodging, spend an average of **\$144 per person per day**.

This results in an average annual regional economic impact between **\$9,400,000 and \$54,000,000**.

Calculated value

National Mounted Warfare Foundation

Advertising and promotion of the museum as a local and regional tourism product

FY 2022 Total \$53,193.92 Requested for reimbursement

FY 2023 to date \$28,481.82 Requested for reimbursement

The Foundation currently manages 375 plus Digital and Static Billboards throughout Texas, Louisiana, Georgia, Alabama, Mississippi, Georgia, South Carolina, Washington DC, and Ohio provided by Burkett, Lamar, Media Choice, and Trailhead Media

20,000 rack cards distribut by Certified Folder Inc. to 127 visitor centers, hotels, and restaurants in the Waco/Temple circulation area including 6 major visitor centers along the North Texas border in addition to College Station/Bryan, North Houston (Super Cities), Fort Worth (Super Cities), I-45 South Dallas-Conroe, I-20 East/Tyler, VTips-Waco/Temple, Vtips-Dallas. Online display at visitortips.com

The amount requested for reimbursement by the foundation generates \$250,000 - \$350,000 per month in actual advertising material.

Future Use of Funds



Website advertising, television and email marketing, Texas Highways, Texas Monthly, and other selected heavily utilized tourism media promoting the museum and Killeen tourism

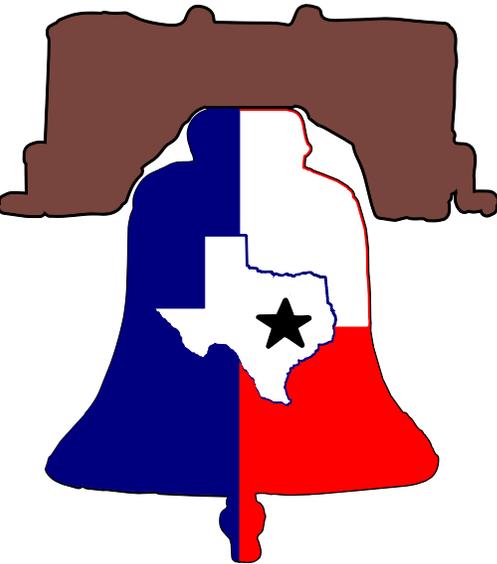
Aggressive billboard marketing campaign throughout Texas and reaching into Georgia, Alabama, Mississippi, Louisiana, South Carolina, Washington DC, and other tourist destinations

Directional signage and advertising

Replenishment of materials for Certified Folder Service

Selected convention kiosk marketing materials

Other opportunities not yet discovered that adhere to the guidelines within the established MOU



Bell CAD

CHIEF APPRAISER

BILLY WHITE, RPA, CCA, CAE, AAS, RTA

DEPUTY CHIEF APPRAISER

TAMMY HUBNIK, RPA, RTA

Tax Appraisal District of Bell County



District Overview

TADBC is tasked with valuing and collecting taxes for over 181,000 parcels each year

10 ISD's, 12 City's, 12 other entities

\$50.88 Billion Market Value

Contracted by Tax Assessor and most entities to collect taxes
(4th largest that collects in State, 2nd most entities)
(106 of 254 counties collect)

Main office in Belton, with satellite offices in Temple & Killeen

52 employees / 22 Appraisers

\$6.68 Million Budget

Board of Directors

Jared Bryan, Chairman

Kevin Koch

Dick Young

Sam Fulcher

Marvin Rainwater

Joe Shepperd



Appraisal District Basics

Appraisal District



Texas State Law provides for the establishment of appraisal districts within each county



The appraisal district is a political subdivision of the State of Texas.



The appraisal district is **NOT** part of the county

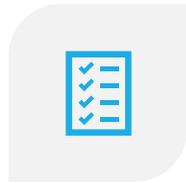


The appraisal district is responsible for appraising property in the district for each taxing unit that imposes ad valorem (property) taxes on property within the district



Per Texas Tax Code Sec 23.01(a), ALL taxable property is appraised at **100% of Market Value** (What it would sell for) as of January 1 of the tax year

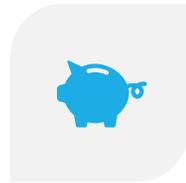
Services Bell CAD provides



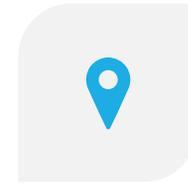
APPRAISAL SERVICES



TAX RATE
CALCULATIONS



TAX COLLECTIONS FOR
MOST ENTITIES



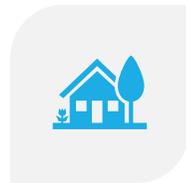
MAINTAINS MAP
PARCEL LAYER FOR
COUNTY



MAINTAIN PARCEL
HISTORY



ADMINISTER
EXEMPTIONS

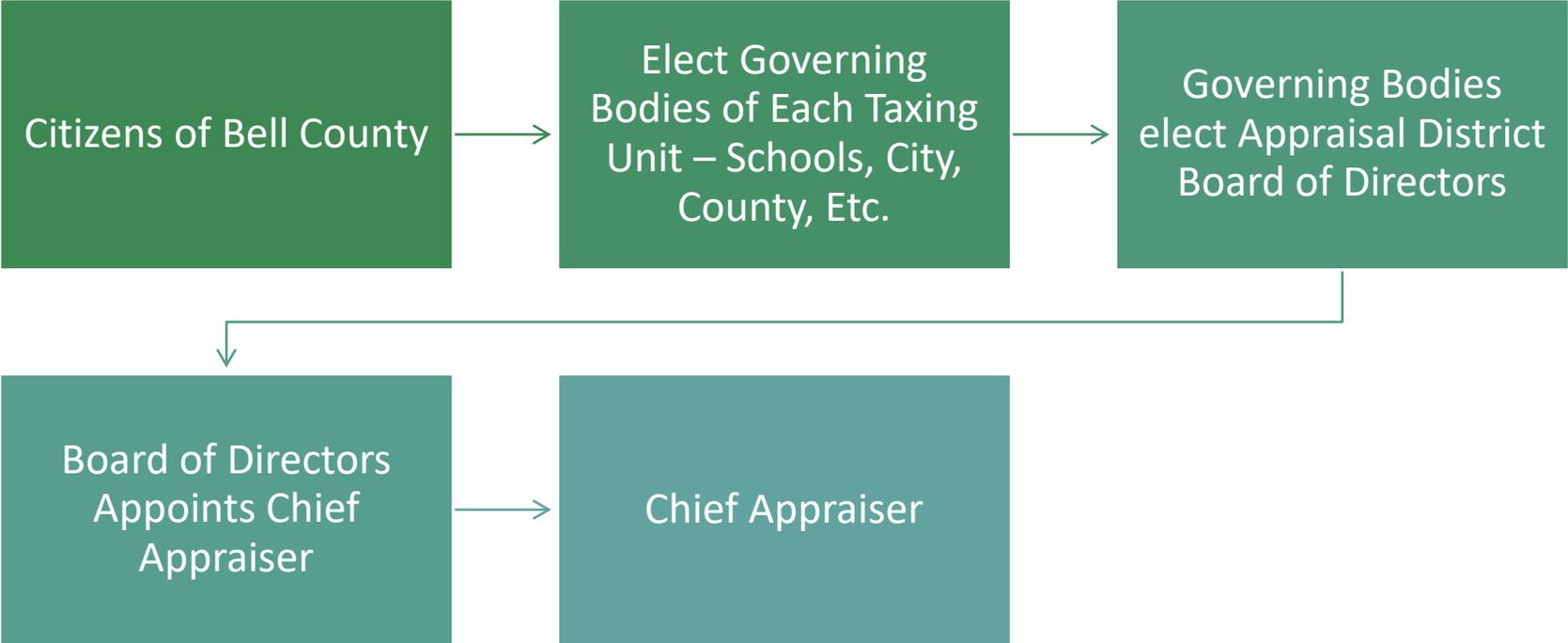


STORES ORIGINAL FILED
SUBDIVISION PLATS
AND MAKES PUBLIC
COPIES

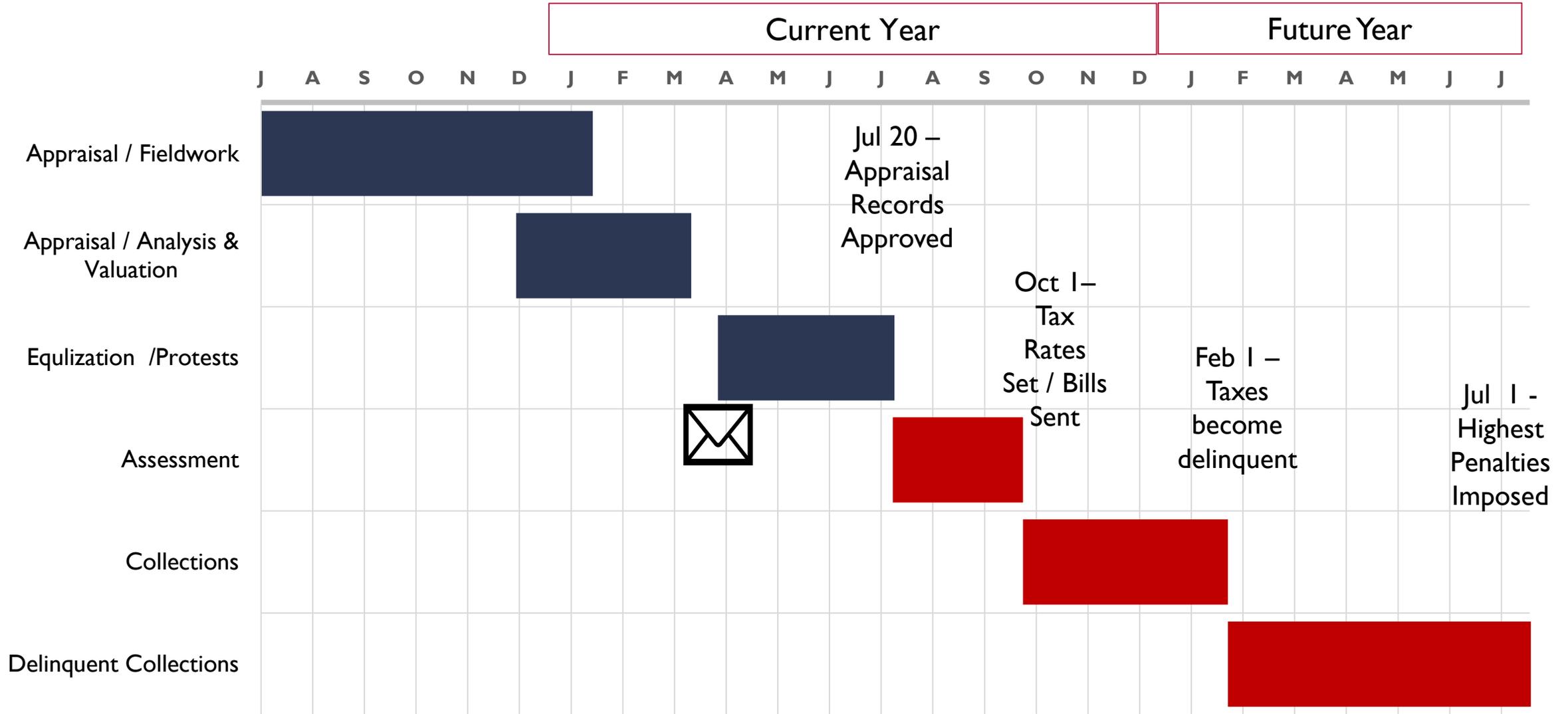


CERTIFIES TAX TITLES
AND SUBDIVISION
PLATS

How the Appraisal District is Organized



Phases in Property Tax Cycle



Homestead Exemptions



Must reside in and be primary residence on date of application



Deadline to apply is April 30th (can apply up to 3 years back)



ISD's Homestead - \$40,000 (subtracted from assessed value) (other entities vary)



Apply Online - <https://forms.bellcad.org/>

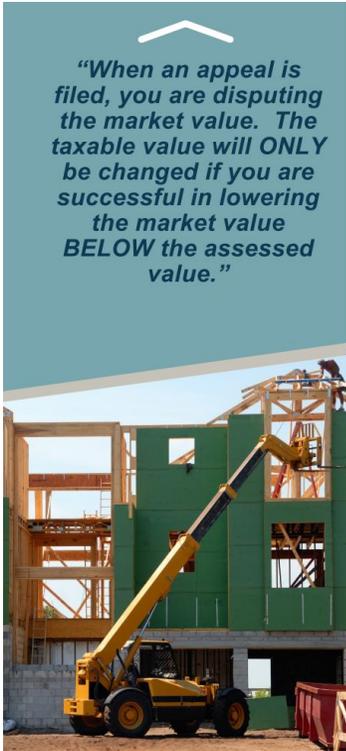
PROPERTY SEARCH

INTERACTIVE MAP

ONLINE FORMS

ONLINE PROTEST





“When an appeal is filed, you are disputing the market value. The taxable value will ONLY be changed if you are successful in lowering the market value BELOW the assessed value.”

Homestead Qualifications:

- Property must be your primary residence
- Current driver license address matches property (in most cases)

Tax Appraisal District of Bell County

411 E. Central Ave., Belton, TX
 301 Priest Dr., Killeen, TX
 205 E. Central Ave., Temple, TX
 (254) 939-5841
 www.bellcad.org



Homestead Exemptions

Tax Appraisal District of Bell County



Market Value

The value the property would sell for on January 1st.

Market Value has NO limitation as to the increase per year on all properties including those with a homestead exemption.

Homestead “CAP” has no effect on market value.

Assessed Value

The value that is used to determine the amount of taxes, after all exemptions are applied.

Homesteaded properties can ONLY increase by 10% assessed value each year (plus any new improvements).

How the Homestead “CAP” works:

CAP does not take effect until first full year after residing in property on January 1.

Prior Year Market Value = \$100,000

Current Year Market Value = \$130,000

10% of Prior Year Market Value = \$10,000

Current Year Assessed Value = \$100,000 + \$10,000 = \$110,000

Taxes will be determined by multiplying new tax rates times the Assessed Value

If you had exemption in prior year and the prior year assessed value was capped, the current year CAP will be based on prior year assessed value, not the market value.

Tax Rates are determined beginning in August by the taxing entities (school, city, county, and others)

Often, when large value increases happen in a year, taxing entities (i.e., schools, cities, counties) may lower the tax rates!

Additional tax savings provided by the Homestead Exemption:

All ISD’s (schools) - \$40,000 Exemption

Other entities provide optional exemptions.

Exemption amounts are subtracted from Assessed Value

If Assessed Value = \$110,000

Taxable Value for ISD =

\$110,000 - \$40,000 = \$70,000

For ISD, the taxes will be determined by multiplying the new tax rate times the Assessed Value minus exemptions.

How appeals affect the taxable/assessed value

- Appeals dispute the market value NOT the taxable/assessed value
- If the appeal is successful in lowering the market value, the taxable/assessed value will NOT change unless the market value is lowered BELOW the assessed value

To learn more about Homestead Exemptions including Over 65 exemptions please see our website:

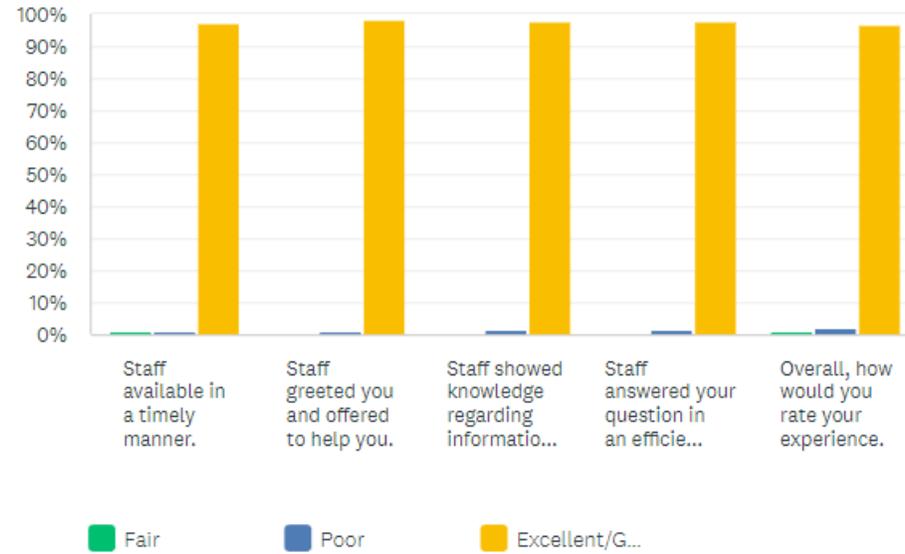
<https://bellcad.org/faqs-exemption-information/>

BCS01000015

Homestead Mailer

Customer Service

2,484 Responses since April 1, 2022



| | FAIR | POOR | EXCELLENT/GOOD | TOTAL |
|---|-------------|-------------|-----------------|-------|
| ▼ Staff available in a timely manner. | 1.21% 30 | 1.29% 32 | 97.50% 2,417 | 2,479 |
| ▼ Staff greeted you and offered to help you. | 0.32% 8 | 1.09% 27 | 98.59% 2,439 | 2,474 |
| ▼ Staff showed knowledge regarding information presented and discussed. | 0.53% 13 | 1.38% 34 | 98.09% 2,418 | 2,465 |
| ▼ Staff answered your question in an efficient manner. | 0.69% 17 | 1.38% 34 | 97.94% 2,419 | 2,470 |
| ▼ Overall, how would you rate your experience. | 1.18% 29 | 1.91% 47 | 96.92% 2,390 | 2,466 |

An aerial night view of a city, showing a dense network of lights and roads. The city is illuminated with warm yellow and orange lights, contrasting with the dark blue and black of the night sky. There are some white clouds visible in the lower left quadrant. The overall scene is a wide-angle, high-altitude shot of a large urban area.

Aerial Appraisal Projects

IMAGE TECHNOLOGIES

SketchCheck™

SketchCheck creates geo-referenced shape files from existing CAMA-based sketch files and verifies them using customers' current EagleView high-resolution, orthogonal imagery.

- Flag and categorize discrepancies between image and sketch by degree of inconsistency
- Turn paper sketches into a digital format or create digital sketches using orthogonal and oblique aerial imagery



ChangeFinder™

ChangeFinder identifies and chronicles property changes, such as new construction, additions and demolition. Without leaving the desks, assessment and appraisal staff can:

- Reduce costly and time-intensive site inspections
- Validate information
- Locate property changes



eagleview.com

Copyright © 2005-2019 EagleView Technologies, Inc. - All Rights Reserved.
Copyright © 2019 Pictometry is a registered trademark of Pictometry International Corp. 00V-004 | 01/19

| Project | Frequency | % Comp. | Accounts | Total Cost | Est. Value Added | Est. Taxes Added | Est. Return on Investment |
|---------------|----------------------|---------|----------|------------|------------------|------------------|---------------------------|
| Sketch Check | One Time (2021-2023) | 100% | 44,000 | \$243,165 | \$124,190,927 | \$3,104,773 | 1,276.82% |
| Pool Finder | Annual | 100% | 1,100 | \$14,240 | \$10,500,000 | \$262,500 | 1,843.40% |
| Change Finder | Annual | 100% | 6,500 | \$74,350 | \$39,299,242 | \$982,481 | 1,321.43% |
| Total | | | | \$331,755 | \$173,990,169 | \$4,349,754 | 1,311% |



How are
we
graded?

Glenn Hegar
Texas Comptroller of Public Accounts
2022-23 Final Methods and Assistance Program Review
Bell County Tax Appraisal District
Current MAP Cycle Chief Appraiser(s): Billy White
Previous MAP Cycle Chief Appraiser(s): Billy White

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.



| Mandatory Requirements | PASS/FAIL |
|--|-----------|
| Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code? | PASS |
| Does the appraisal district have up-to-date appraisal maps? | PASS |
| Is the implementation of the appraisal district's most recent reappraisal plan current? | PASS |
| Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property? | PASS |
| Are values reproducible using the appraisal district's written procedures and appraisal records? | PASS |

| Appraisal District Activities | RATING |
|---|-----------|
| Governance | Meets All |
| Taxpayer Assistance | Meets All |
| Operating Procedures | Meets All |
| Appraisal Standards, Procedures and Methodology | Meets All |

Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

| Review Areas | Total Questions in Review Area (excluding N/A Questions) | Total "Yes" Points | Total Score (Total "Yes" Questions/Total Questions) x 100 |
|---|--|--------------------|---|
| Governance | 14 | 14 | 100 |
| Taxpayer Assistance | 16 | 16 | 100 |
| Operating Procedures | 24 | 24 | 100 |
| Appraisal Standards, Procedures & Methodology | 28 | 28 | 100 |



Property Tax Assistance

2021 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet 014-Bell

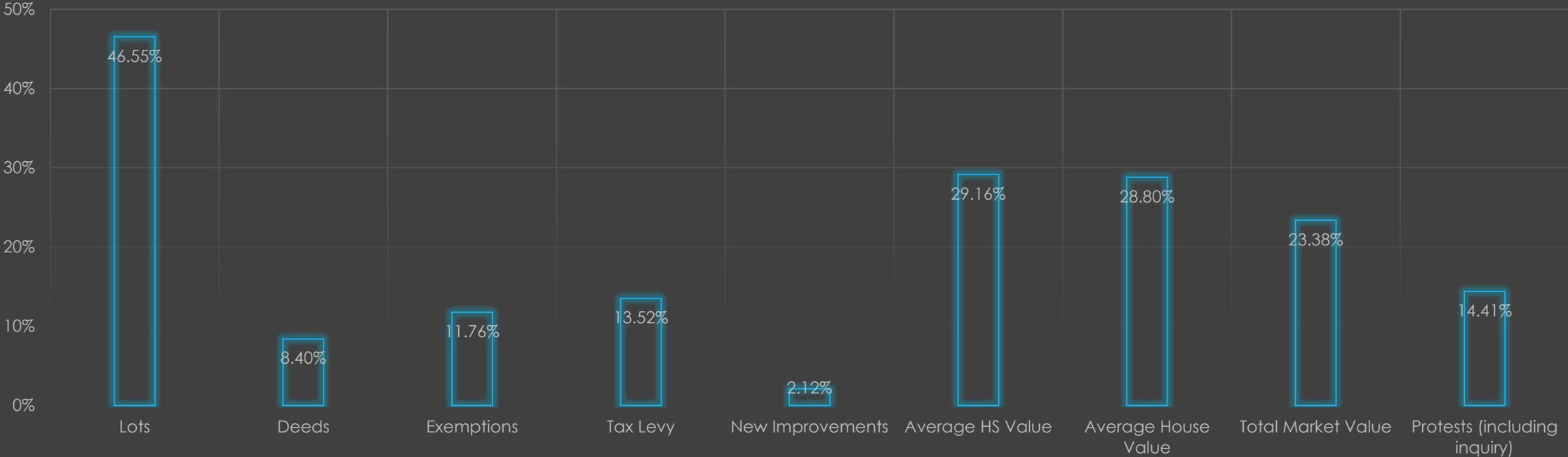
All ISD's except for Temple ISD were found to be valid and within range during preliminary study, but after appealing, Temple ISD was found to valid and within range also.

| Category | Number of Ratios ** | 2021 CAD Reported Appraisal Value | Median Level of Appraisal | Coefficient of Dispersion | % Ratios within (+/-) 10 % of Median | % Ratios within (+/-) 25 % of Median | Price - Related Differential |
|-----------------------------|---------------------|-----------------------------------|---------------------------|---------------------------|--------------------------------------|--------------------------------------|------------------------------|
| A. SINGLE-FAMILY RESIDENCES | 1,700 | 18,104,280,785 | 0.99 | 10.22 | 68.24 | 90.41 | 1.01 |
| B. MULTI-FAMILY RESIDENCES | 159 | 2,077,048,818 | * | * | * | * | * |
| C1. VACANT LOTS | 0 | 477,564,786 | * | * | * | * | * |
| D2. FARM/RANCH IMP | 0 | 21,117,452 | * | * | * | * | * |
| E. RURAL-NON-QUAL | 194 | 1,564,268,447 | 1.00 | 21.10 | 40.72 | 68.04 | 1.06 |
| F1. COMMERCIAL REAL | 171 | 2,744,669,291 | 0.92 | 12.90 | 50.29 | 86.55 | 1.01 |
| F2. INDUSTRIAL REAL | 0 | 828,287,510 | * | * | * | * | * |
| J. UTILITIES | 17 | 666,507,748 | 0.89 | 30.59 | 29.41 | 58.82 | 0.83 |
| L1. COMMERCIAL PERSONAL | 98 | 959,671,585 | * | * | * | * | * |
| L2. INDUSTRIAL PERSONAL | 0 | 842,106,065 | * | * | * | * | * |
| M. OTHER PERSONAL | 0 | 41,423,279 | * | * | * | * | * |
| O. RESIDENTIAL INVENTORY | 0 | 219,613,919 | * | * | * | * | * |
| S. SPECIAL INVENTORY | 0 | 104,478,464 | * | * | * | * | * |
| OVERALL | 2,339 | 28,651,038,149 | 0.99 | 11.46 | 64.99 | 87.56 | 1.09 |

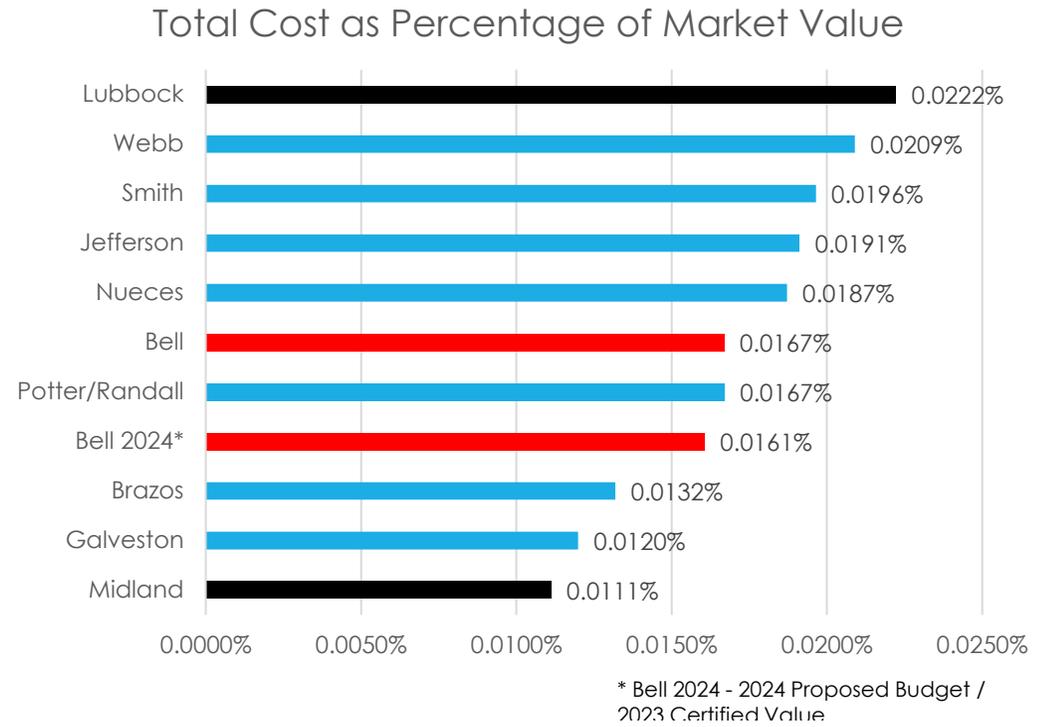
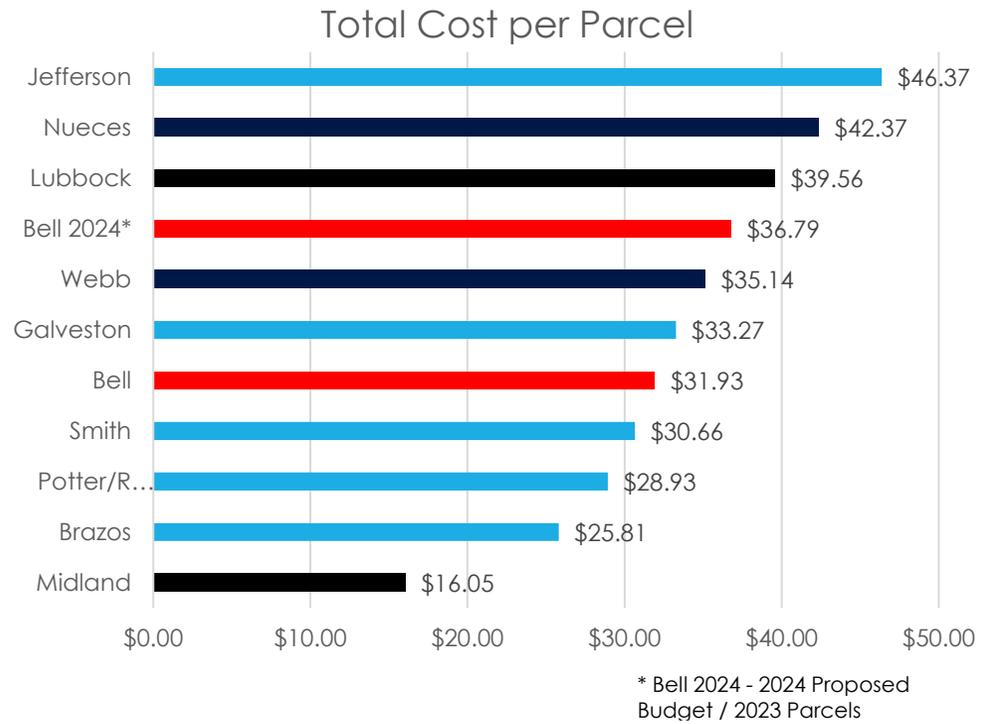
* Category result not calculated. Calculation requires a minimum of five ratios from either of the following:

2024 Bell CAD Budget

Labor Drivers - % Change from 2021

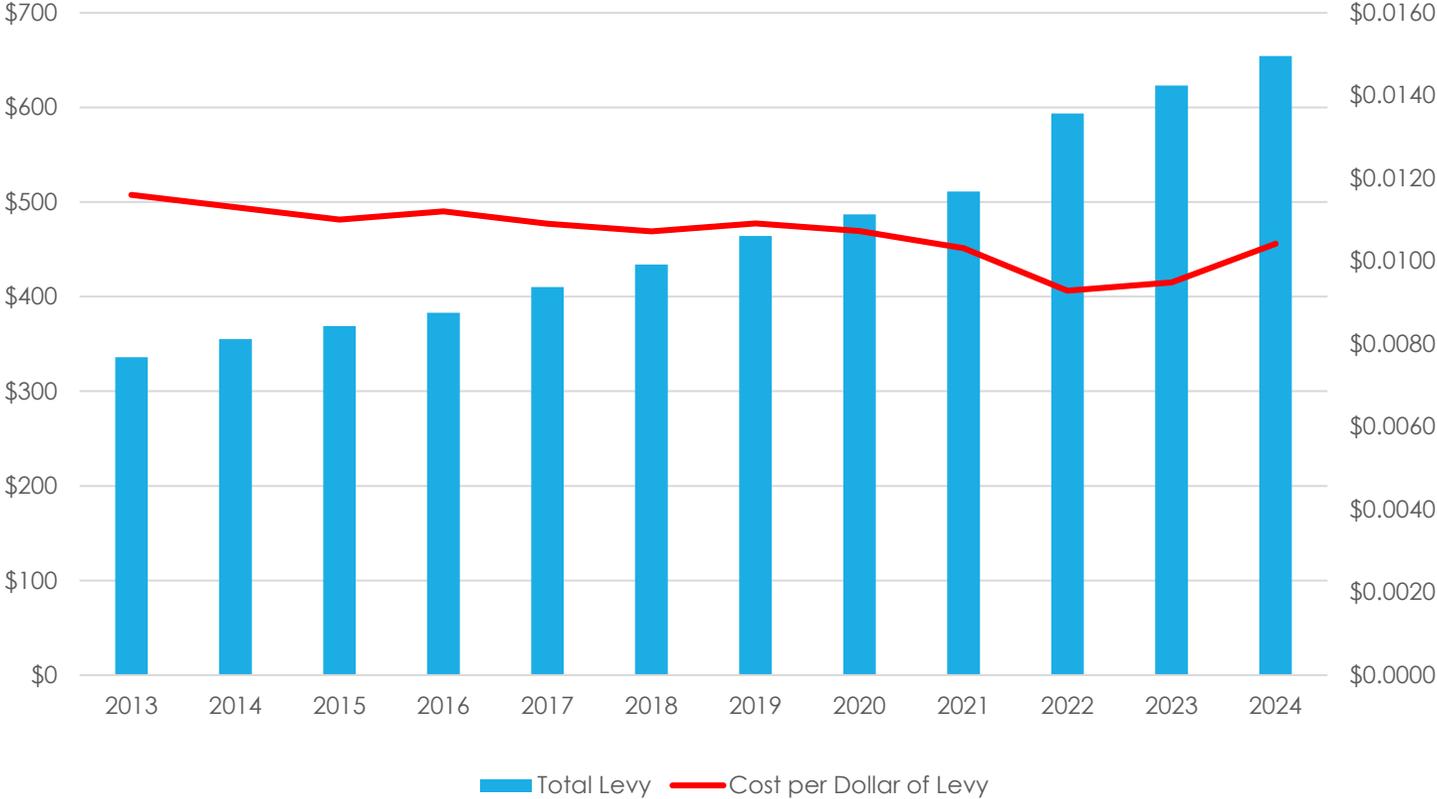


Labor Drivers Change in 2022



CAD Comparisons

Cost per Dollar of Levy for All Taxing Entities

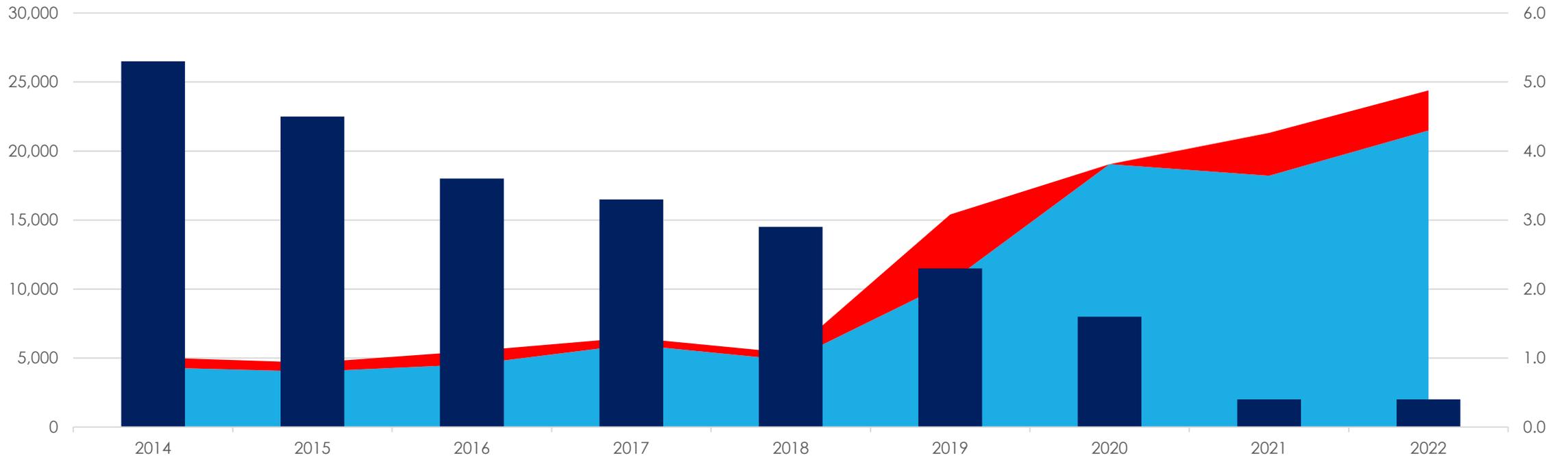


Cost per Dollar of Levy

* Assumes 5% increase in Levy for 2023 & 2024
 12% 2023 value increase & 10% 2024 value increase



Protests



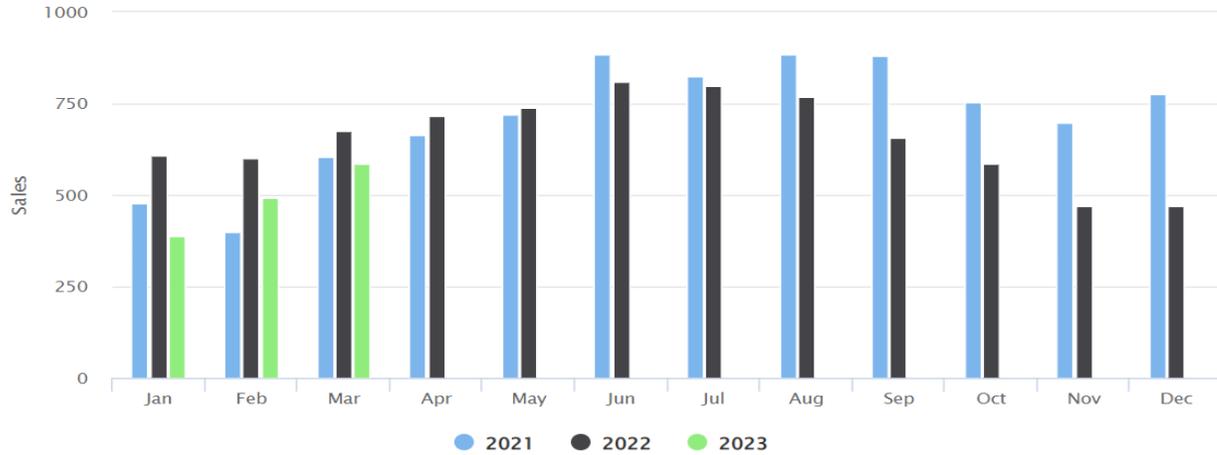
| Tax Year | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---------------------|-------|-------|-------|-------|-------|--------|--------|--------|--------|
| Months of Inventory | 5.3 | 4.5 | 3.6 | 3.3 | 2.0 | 2.3 | 1.6 | 0.4 | 0.2 |
| # of Protests | 4,320 | 4,020 | 4,539 | 5,984 | 4,845 | 10,525 | 19,053 | 18,219 | 21,487 |
| # of Inquiries | 722 | 641 | 968 | 491 | 509 | 4,878 | 0 | 3,097 | 2,900 |
| Total | 5,042 | 4,661 | 5,507 | 6,475 | 5,354 | 15,403 | 19,053 | 21,316 | 24,387 |

Total Protests / Inquiries vs Months of Inventory

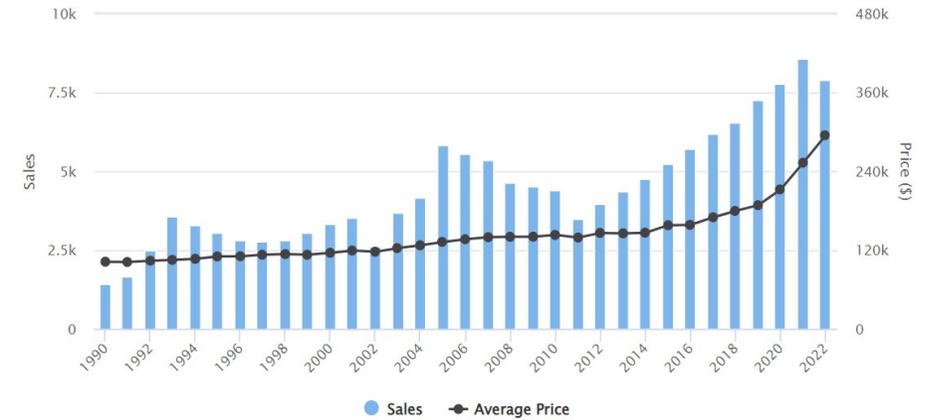


What others are saying about the market

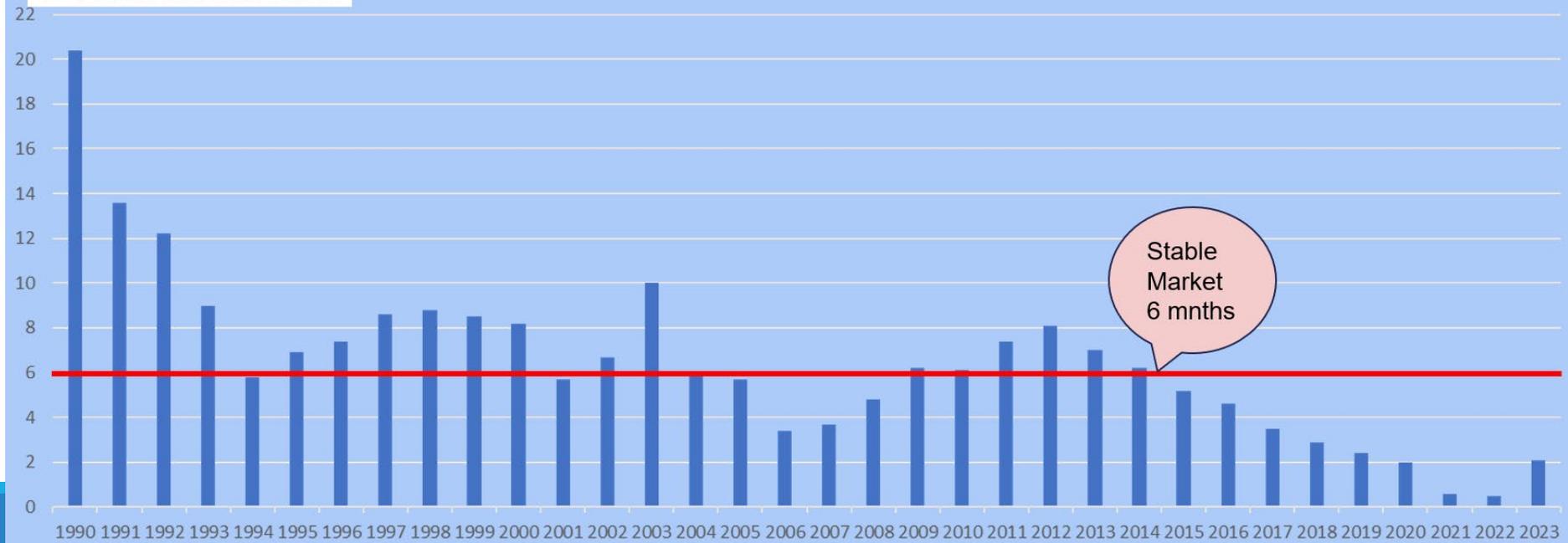
Home Sales



Home Sales and Average Price



Bell County Months of Residential Inventory



City of Killeen

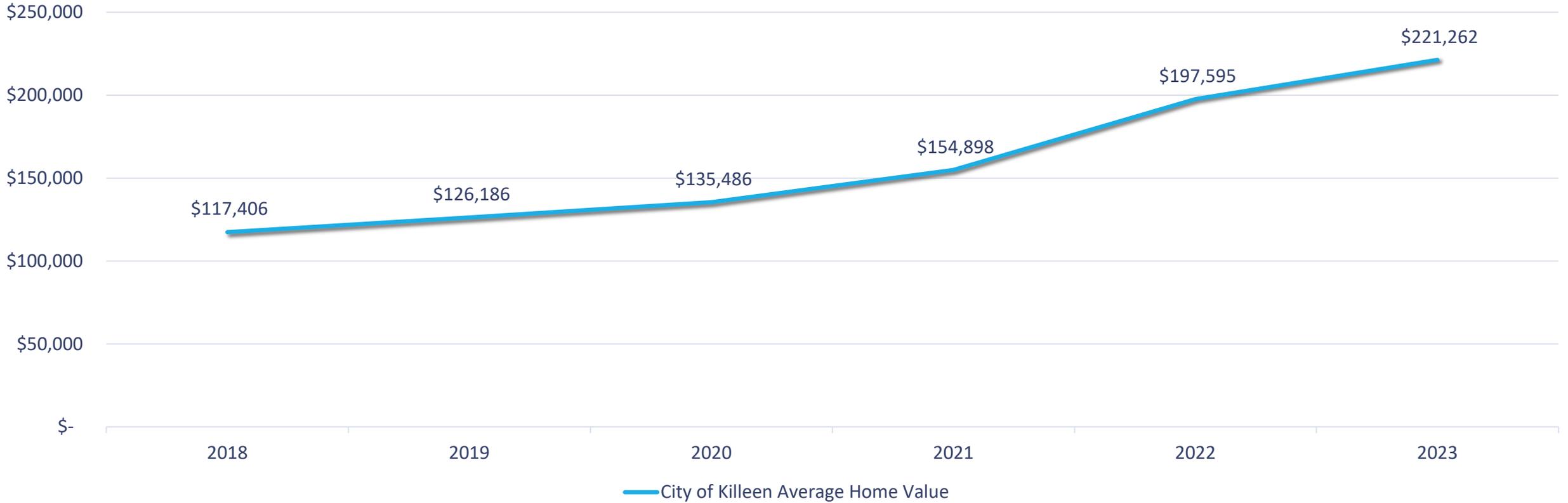
2023 APPRAISAL DATA

City of Killeen Total Market Value (in billions)



Market Value in Billions

Average Home (A1) Values



Residential Value History

Average Value and Number of New Homes Cities



Average Value & Number of New Homes

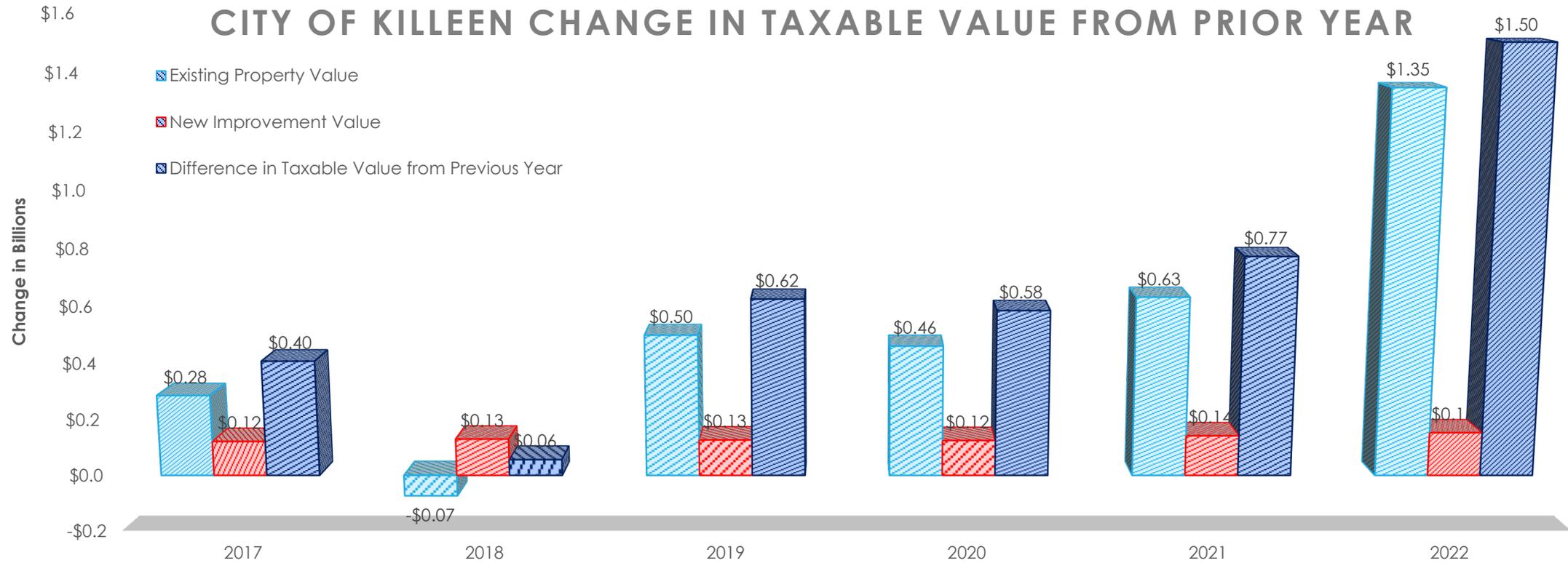
Current* Value Exempted



■ DV/DVSS/MASS
 ■ DV1-4
 ■ OV65
 ■ Total Exempts/CH
 ■ DP

Exemption History

CITY OF KILLEEN CHANGE IN TAXABLE VALUE FROM PRIOR YEAR



| Taxable Amount | 2022 Certified | 2023 Preliminary Estimate | Percentage Change |
|-----------------|-----------------|---------------------------|-------------------|
| City of Killeen | \$9,318,310,162 | \$10,840,804,358 | 16.34% |

Change in Total Taxable Value



Questions

QUESTIONS?



City of Killeen

Staff Report

File Number: MN-23-011

Consider Minutes of Regular City Council Meeting of May 9, 2023.

City of Killeen
City Council Meeting
Killeen City Hall
May 9, 2023 at 5:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Ken Wilkerson, Councilmembers Jessica Gonzalez, Michael Boyd, Jose Segarra, Nina Cobb, and Ramon Alvarez

Absent: Councilmember Riakos Adams

Also attending were City Manager Kent Cagle, City Attorney Holli Clements, City Secretary Laura Calcote, and Sergeant-at-Arms Officer Smith

Don Smith gave the invocation. Councilmember Boyd led everyone in the Pledge of Allegiance.

Approval of Agenda

Motion was made by Mayor Protem Wilkerson to approve the agenda. Motion was seconded by Councilmember Boyd. The motion carried unanimously (6-0).

Presentations

PR-23-009 Presentations by Indigov Products and Rep'd, Inc. on solutions to improve engagement with constituents.

Indigov Products Representative, Nav Ramineni, provided an overview of the company, and the services it provides for governmental entities.

Rep'd Inc. Representative, Mark Friese, provided an overview of the company, and the services it provides for communities.

PR-23-008 Fort Hood Redesignation Presentation

Mayor Nash-King presented a proclamation recognizing the redesignation of Fort Hood to Fort Cavazos and proclaiming May 9 as Fort Cavazos Day.

Fort Cavazos Garrison Commander, Colonel Chad R. Foster, Fort Cavazos Deputy to the Garrison Commander, Greta Buccellato, and Fort Cavazos Garrison Command

Sergeant Major, Major Calvin Hall were present to accept the proclamation.

Citizens Petitions

CP-23-011 Marcella Cook: Adopting Use of Parking Mobility App

Citizen Comments

Mellisa Brown spoke regarding RS-23-078 and RS-23-080.

Sean Price spoke regarding PR-23-009, RS-23-076, RS-23-077, RS-23-078, DS-23-049, and OR-23-010.

Consent Agenda

RS-23-075 Consider a memorandum/resolution authorizing a Letter of Agreement for the Transfer Station Tipping Floor Fire Repair with American Restore, Inc. in an amount not to exceed \$80,412.

RS-23-076 Consider a memorandum/resolution awarding Bid No. 23-27, Killeen Community Center and Senior Center Expansion & Renovation, to HCS Inc., in the amount of \$7,416,835.00.

RS-23-077 Consider a memorandum/resolution authorizing a professional services agreement for the engineering construction observation services of the Killeen community Center and Senior Center Renovation and Addition Project with MRB Group, P.C., in the amount of \$121,500.00.

RS-23-078 Consider a memorandum/resolution approving the appointment of a Chief of Police.

Motion was made by Mayor Protem Wilkerson to approve the Consent Agenda, as presented.

Motion was seconded by Councilmember Boyd. The motion carried unanimously (6-0).

Resolutions

RS-23-080 Consider a memorandum/resolution appointing members to the Bond Advisory Committee.

Staff Comments: Kent Cagle, City Manager

Following a motion of direction made by City Council on March 30, 2023 to establish a Body Advisory Committee, Mr. Cagle presented a resolution for City Council to appoint nine individuals to a Bond Advisory Committee.

Mayor Nash-King recommended Jimmy Towers, Mayor Protem Wilkerson recommended Tyrone McLaren, Councilmember Gonzalez recommended Gregory Moore, Councilmember Boyd recommended Brockley Moore, and Councilmember Alvarez recommended Matt Yowell.

Motion of direction was made by Councilmember Cobb for Councilmembers to provide additional

recommendations via email to be considered in the future. Motion was seconded by Councilmember Wilkerson. The motion of direction carried unanimously (6-0).

Public Hearings

PH-23-029 HOLD a public hearing and consider an ordinance readopting the youth curfew. (Second of Two Public Hearings)

The City Secretary read the caption of the ordinance:

AN ORDINANCE READOPTING A CURFEW FOR PERSONS UNDER SEVENTEEN YEARS OF AGE TO PROHIBIT THEIR BEING IN ANY PUBLIC PLACE FROM 11:00PM ON ANY SUNDAY, MONDAY, TUESDAY, WEDNESDAY, OR THURSDAY UNTIL 6:00AM THE FOLLOWING DAY, AND FROM 12:01 AM UNTIL 6:00AM ON ANY FRIDAY OR SATURDAY OR ON ANY DAY FROM JUNE 1 THROUGH AUGUST 15; PROVIDING DEFINITIONS; PROVIDING ENFORCEMENT PROCEDURES; PROVIDING PENALTIES CONSISTING OF A FINE FOR MINORS NOT TO EXCEED \$500.00, AND FOR PARENTS OF MINORS CONSISTING OF A FINE OF NOT LESS THAN \$50.00, BUT NOT TO EXCEED \$500.00; ADOPTING CERTAIN DEFENSES; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Staff Comments: Alex Gearhart, Assistant Chief of Police and Charles Kimble, Interim Chief of Police

This item was first presented to City Council during their April 18, 2023 Workshop meeting with the first of two public hearings being held on April 25, 2023. The item was again presented to City Council during their May 2, 2023 Workshop meeting. Assistant Chief Gearhart and Chief Kimble were available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Michael Fornino spoke in favor of the ordinance.

Mellisa Brown spoke in favor of the ordinance.

With no one else appearing, the public hearing was closed.

Motion was made by Councilmember Segarra to approve PH-23-029. Motion was seconded by Mayor Protem Wilkerson. The motion carried unanimously (5-0), with Councilmember Boyd not voting.

PH-23-032 HOLD a public hearing and consider an ordinance requested by Westwood Professional Services, on behalf of McClean Commercial, LTD (Case #Z23-11) to rezone approximately 21.16 acres out of the William H. Cole Survey, Abstract No. 200 from "A" (Agricultural District) to "B-2" (Local Retail District) with a Conditional Use Permit (CUP) to allow for a battery storage site as a permitted use. This property is locally addressed as 8390 Featherline Road, Killeen, Texas.

The City Secretary read the caption of the ordinance:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF THE PROPERTY BEING APPROXIMATELY 21.16 ACRES OUT OF THE WILLIAM H. COLE SURVEY, ABSTRACT NO. 200, FROM "A" (AGRICULTURAL DISTRICT) TO "B-2" (LOCAL RETAIL DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR A BATTERY STORAGE SITE AS A PERMITTED USE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Edwin Revell, Executive Director of Development Services

This item was presented to City Council during their May 2, 2023 Workshop meeting. Mr. Revell was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Trandra Marzett spoke in opposition of the ordinance.
Mellisa Brown spoke in opposition of the ordinance.
Sean Price spoke in opposition of the ordinance.
Michael Fornino spoke in opposition of the ordinance.
Leo Gukeisen spoke in opposition of the ordinance.

With no one else appearing, the public hearing was closed.

Motion was made by Mayor Protem Wilkerson to approve PH-23-032. Motion was seconded by Councilmember Boyd. The motion carried 5-1, with Councilmember Cobb in opposition.

PH-23-033 HOLD a public hearing and consider a request submitted by Quintero Engineering, LLC, on behalf of Curtis Emmons (Case #Z23-12), to rezone approximately 1.6 acres out of the Moses T. Martin Survey, Abstract No. 963 from "A" (Agricultural District) and "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District). The subject property is generally located on the west right-of-way of Trimmier Road and east right of way of Kelley Lane, Killeen, Texas.

The City Secretary read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF THE PROPERTY BEING APPROXIMATELY 1.6 ACRES OUT OF THE MOSES T. MARTIN SURVEY, ABSTRACT NO. 963 FROM "A" (AGRICULTURAL DISTRICT) AND "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "B-3" (LOCAL BUSINESS DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Edwin Revell, Executive Director of Development Services

This item was presented to City Council during their May 2, 2023 Workshop meeting. Mr. Revell was available to provide additional information and to answer questions.

The applicant, George Mesa with Quintero Engineering, was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Councilmember Segarra to approve the PH-23-033. Motion was seconded by Councilmember Alvarez. The motion carried unanimously (5-0), with Mayor Protem Wilkerson not voting.

PH-23-034 HOLD a public hearing and consider an ordinance on the Substantial Amendment to Annual Action Plans for Program Years 2018, 2020, 2021, and 2022 to provide CDBG funding for construction and related costs for the senior center and improvements at the Rosa Hereford Community Center.

The City Secretary read the caption of the ordinance:

AN ORDINANCE ADOPTING A SUBSTANTIAL AMENDMENT TO COMMUNITY DEVELOPMENT ANNUAL ACTION PLANS FOR PY/FY 2018/2019, 2020/2021, 2021/2022 AND 2022/2023 FOR THE REPROGRAMMING OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR CONSTRUCTION AND RELATED COSTS FOR THE SENIOR AND COMMUNITY CENTER SPACE IMPROVEMENTS AT THE ROSA HEREFORD COMMUNITY CENTER; PROVIDING A SERVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Staff Comments: Cinda Hayward, Community Development Grant Manager
This item was presented to City Council during their May 2, 2023 Workshop meeting.
Ms. Hayward was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Mayor Protem Wilkerson to approve the PH-23-034. Motion was seconded by Councilmember Gonzalez. The motion carried unanimously (5-0), with Councilmember Alvarez not voting.

Discussion Items

DS-23-048 Discuss ARPA and PFC Grant Funding for Non-Profits and Businesses

Staff Comments: Danielle Singh, Assistant City Manager and Kate Kizito, Director of Downtown Revitalization

Motion of direction was made by Councilmember Boyd to reserve 20% of \$70,000 to go towards a grocery store downtown. The motion of direction was seconded by Councilmember Cobb.

Motion of direction was made by Councilmember Gonzalez to allocate remaining balance of \$90,328 for grocery store projects. Councilmember Boyd withdrew the original motion and seconded the motion presented by Councilmember Gonzalez.

Councilmember Wilkerson made an amendment to the to the motion for a deadline of two weeks, if the current allocations are not claimed by the recipients. Motion was seconded by Councilmember Boyd.

Councilmember Alvarez made a motion to call for the vote. Motion was seconded by Councilmember Wilkerson. The motion passed unanimously (6-0).

The amendment to the motion passed unanimously (6-0).

The original motion with the amendment passed 4-2, with Mayor Protem Wilkerson and Councilmember Cobb in opposition.

Councilmember Segarra left the meeting at 7:23 p.m.

DS-23-049 Discuss and consider adding the National Day of Prayer to the Governing Standards and Expectations - Assistance to Community Organizations for Special Events.

Motion of direction was made by Mayor Protem Wilkerson to support adding the National Day of Prayer to the Governing Standards and Expectations - Assistance to Community Organizations for Special Events. Motion was seconded by Councilmember Boyd. The motion passed unanimously (5-0).

Ordinances

OR-23-010 Consider an ordinance establishing the Municipal Court as a Department of the City and establishing the supervisory authority and responsibilities of the Presiding Municipal Judge.

The City Secretary read the caption of the ordinance:

AN ORDINANCE ESTABLISHING THE MUNICIPAL COURT AS A DEPARTMENT OF THE CITY AND ESTABLISHING THE SUPERVISORY AUTHORITY AND RESPONSIBILITIES OF THE PRESIDING MUNICIPAL JUDGE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Mayor Protem Wilkerson to approve OR-23-010. Motion was seconded by Councilmember Cobb. The motion carried unanimously (5-0).

Adjournment

With no further business, upon motion being made by Councilmember Boyd seconded by Mayor Protem Wilkerson and unanimously approved, the meeting was adjourned at 7:34 p.m.



City of Killeen

Staff Report

File Number: MN-23-012

Consider Minutes of Special City Council Meeting of May 16, 2023 at 4:00 p.m.

City of Killeen
Special City Council Meeting
Killeen City Hall
May 16, 2023 at 4:00 p.m.

Attending: Mayor Debbie Nash-King and Councilmember Nina Cobb

Also attending were City Secretary Laura Calcote and Deputy City Secretary Beatrice Canseco

Announcement of Quorum

Mayor Nash-King read aloud the following announcement: For the purposes of canvassing the election results, two members of the canvassing authority (i.e. City Council) constitute a quorum pursuant to Texas Election Code § 67.004(a).

Canvass May 6, 2023 General Election Returns

Mayor Nash-King and Councilmember Cobb canvassed the returns of the May 6, 2023 General Election.

Adjournment

With no further business Mayor Nash-King adjourned the meeting at 4:39 p.m.



City of Killeen

Staff Report

File Number: MN-23-013

Consider Minutes of Special City Council Meeting of May 16, 2023 at 5:00 p.m.

City of Killeen
Special City Council Meeting
Killeen City Hall
May 16, 2023 at 5:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Jessica Gonzalez, Joseph Solomon, Michael Boyd, and Nina Cobb

Absent: Mayor Protem Wilkerson, Councilmembers Jose Segarra and Ramon Alvarez

Also attending were City Manager Kent Cagle, Assistant City Manager Danielle Singh, City Attorney Holli Clements, City Secretary Laura Calcote, and Deputy City Secretary Beatrice Canseco

Citizen Comments

Oath of Office and Certificate of Election

Municipal Court Judge, Kris Krishna, administered the Oaths of Office and Certificates of Election to Jessica Gonzalez, Joseph Solomon, Nina Cobb, and Michael Boyd.

Standards of Conduct

City Manager, Kent Cagle, read the City Council Standards of Conduct 2023. City Council signed the Standards of Conduct accordingly.

Seating Assignments

Mayor Nash-King conducted the tradition for filling the vacant seats on the dais. In the May 6th General Election, District 4 Councilmember Boyd, ran unopposed, so he was seated first, followed by District 2 Councilmember Solomon, District 3 Councilmember Cobb, and District 1 Councilmember Gonzalez, who were seated according to the number of votes they received in each of their races.

Ordinances

OR-23-011 Consider an ordinance canvassing the returns and declaring results of the May 6, 2023 General Election.

The City Secretary read the caption of the ordinance:

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS,
CANVASSING RETURNS AND DECLARING THE RESULTS OF A GENERAL ELECTION
HELD MAY 6, 2023 FOR THE ELECTION OF A DISTRICT COUNCILMEMBER FOR
DISTRICT 1, DISTRICT 2, AND DISTRICT 3.

Prior to the Special City Council Meeting Mayor Nash-King and Councilmember Cobb canvassed the results of the May 6, 2023 General Election by reviewing the results provided by the City Secretary's Office. Mayor Nash-King read the ordinance that certified the 2023 General Election results, stating the number of votes each candidate received, and that Jessica Gonzalez was elected as Councilmember for District 1, Joseph Solomon was elected as Councilmember for District 2, and Nina Cobb was elected as Councilmember for District 3. Michael Boyd ran unopposed and was declared elected as Councilmember for District 4 by a previous ordinance passed in March 2023.

Motion was made by Councilmember Boyd to approve OR-23-011. Motion was seconded by Councilmember Cobb. The motion carried unanimously (4-0).

Resolutions

RS-23-083 Consider a memorandum/resolution electing a Mayor Protem.

Motion was made by Councilmember Solomon to appoint Councilmember Cobb as Mayor Protem and to approve the RS-23-083. Motion was seconded by Councilmember Gonzalez. The motion carried 3-1, with Councilmember Boyd in opposition.

Adjournment

With no further business, upon motion being made by Councilmember Boyd seconded by Councilmember Gonzalez and unanimously approved, the meeting was adjourned at 5:33 p.m.



City of Killeen

Staff Report

File Number: RS-23-091

Consider a memorandum/resolution authorizing the procurement of fleet parts from Heil of Texas in an amount not to exceed \$132,000.

DATE: June 6, 2023

TO: Kent Cagle, City Manager

FROM: Judith Tangalin, Executive Director of Finance

SUBJECT: Procurement of Fleet Parts from Heil of Texas

BACKGROUND AND FINDINGS:

The City of Killeen Fleet Services Division provides the maintenance and repair required to keep the City's Solid Waste fleet of 98 units functioning properly. To accomplish this feat, there are numerous parts procured daily. The costs of those items are then charged back to the department as they are used. The regularly used parts are stocked at Fleet Services to facilitate timely repairs. The items not stocked within the 2,922 distinct parts at Fleet Services are purchased as needed and normally delivered to Fleet Services by the vendor.

Fleet Services purchases refuse body parts primarily from four vendors that offer cooperative pricing. These vendors haven't exceeded the \$50,000 annual threshold in the past. Due to several reasons, one of these vendors, Heil of Texas, has begun to exceed that threshold and now therefore requires City Council approval.

Over the past three years, the average spent with Heil has been \$38,360.00 per year. Based upon the previous six months of this fiscal year, the total estimated amount could approach \$132,000.00 in FY 2023.

The primary reason contributing to this increase in costs is the delay in receiving the new replacement vehicles which is a result of the COVID epidemic. The delay causes the aged equipment to remain in front-line service longer than it should, instead of being disposed of or used in a reserve capacity. Four of the units that would have normally been replaced by now have already incurred \$45,000 of this fiscal year's parts cost with Heil. Of the 16 Solid Waste units ordered since October 2021, only four have arrived. The remaining 12 are scheduled to be delivered between July 2023 and August 2024.

Heil of Texas offers significant savings to the City through their TASB BuyBoard cooperative contract which provides pricing pursuant to contract #686-22, effective through November 30, 2025, with savings of 2% to 15% off list price.

THE ALTERNATIVES CONSIDERED:

- 1.) Disapprove the purchase of parts through Heil of Texas.
- 2.) Approve the purchase of parts through Heil of Texas.

Which alternative is recommended? Why?

The second alternative is recommended. It provides the most efficient use of City resources and ensures the best value for purchasing the quantity and variety of parts required by the City.

CONFORMITY TO CITY POLICY:

Fleet Services is seeking approval to purchase parts from Heil of Texas through their cooperative contract. Purchases made through a cooperative contract are exempt from the competitive bidding process as stated in Texas Local Government Code (TLGC) section 271.102, subchapter F; a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The estimated amount to be spent in FY 2023 for fleet parts with Heil of Texas is \$132,000.

Is this a one-time or recurring expenditure?

Recurring

Is this expenditure budgeted?

Yes, funds are available in the department and division's 42-51 (on-road) and/or 42-33 (off-road) repairs and maintenance accounts.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

City Council authorize the procurement of fleet parts from Heil of Texas in an amount not to exceed \$132,000.

DEPARTMENTAL CLEARANCES:

Purchasing

Finance

Legal

ATTACHED SUPPORTING DOCUMENTS:

Contract

Certificate of Interested Parties

Presentation



Vendor Contract Information Summary

| | |
|--------------------------------|--|
| Vendor | Heil of Texas |
| Contact | Cody Garefalos |
| Phone | 832-245-8222 |
| Email | codyg@heiloftexas.com |
| Vendor Website | www.Heiloftexas.com |
| TIN | 76-0681266 |
| Address Line 1 | 5900 Wheeler St. |
| Vendor City | Houston |
| Vendor Zip | 77023 |
| Vendor State | TX |
| Vendor Country | USA |
| Delivery Days | 10 |
| Freight Terms | FOB Destination |
| Payment Terms | Net 30 |
| Shipping Terms | Freight prepaid by vendor and added to invoice |
| Ship Via | Best Way |
| Designated Dealer | No |
| EDGAR Received | Yes |
| Service-disabled Veteran Owned | No |
| Minority Owned | No |
| Women Owned | No |
| National | Yes |
| No Foreign Terrorist Orgs | Yes |
| No Israel Boycott | Yes |
| MWBE | No |
| ESCs | All Texas Regions |
| States | All States |
| Contract Name | Refuse and Recycle Bodies, Containers and Other Transport Bodies |
| Contract No. | 686-22 |
| Effective | 12/01/2022 |
| Expiration | 11/30/2025 |
| Accepts RFQs | Yes |
| Service Fee Note | Vehicle purchase orders are subject to a \$400 service fee |
| Quote Reference Number | 686-22 |

Section V: Repair Parts and Supplies

Discount (%) off catalog/pricelist for **Repair Parts and Supplies for all Refuse/Recycle Bodies and Equipment,**

Containers, Dump Bodies, and Mixers. Catalog/Pricelist MUST be included or proposal will not be considered.

Total:

Item Notes: PROPOSAL NOTE 1: Vendors shall submit catalog(s)/pricelist(s) with their Proposal response or the Proposal will not be

considered. Vendors shall submit catalog(s)/pricelist(s) with the Proposal in a readily available and readable electronic format,

with Excel or searchable PDF preferred. No paper catalogs or manufacturer/vendor websites will be accepted.

Vendors proposing multiple manufacturer product lines and/or catalog/pricelist per line item must submit the information as follows or proposal may not be considered:

- Select **"Add Alternate"** for each additional manufacturer product line and/or catalog/pricelist proposed
- Vendor's must list one specific percentage discount for each manufacturer and/or catalog/pricelist listed

PROPOSAL NOTE 2: Vendors proposing must be approved by the manufacturer to sell, install, and service the brand of

equipment submitted. Proposers responding to this Proposal Invitation shall submit an approval letter from each

manufacturer. Manufacturer authorization letters must include the regions in which equipment may be sold.

PROPOSAL NOTE 3: The majority of the optional equipment and upgrade options will be selected at time of Cooperative

member order. A DETAILED AND COMPLETE LIST OF ALL OPTIONAL EQUIPMENT AND UPGRADE OPTIONS MUST BE

SUBMITTED WITH PROPOSAL FOR PROPOSAL TO BE CONSIDERED.

Item Attributes

1. State Name of Catalog/Pricelist Proposed with Discount Percentage

NOTE: Do not include SKU, Reference Numbers, Websites, and/or "See Attached/Enclosed".



May 11, 2023

Subject: Authorized Heil Dealer

To whom it may concern:

This letter confirms that Heil of Texas is the only Heil OEM Bodies, parts, warranty, certified Heil rebuild parts, and full-service dealer for the state of Texas and New Mexico. Heil of Texas, with facilities in San Antonio, El Paso, Dallas, and Houston, has the solely protected distributorship for Heil parts and services in Texas. In addition, authorized distributors for Heil parts and services to customers located in the State of Texas. Using Non-OEM or aftermarket parts may void any warranties on Heil Refuse Bodies.

Heil of Texas – Corporate Office
5900 Wheeler St
Houston, TX 77023

Heil of Texas is responsible for promoting, serving, supporting, supplying replacement parts, and offering technical assistance for Heil Refuse Bodies.

Don't hesitate to contact the regional sales manager representing Texas with any questions or concerns.

Sincerely,

John Osterkamp
Regional Sales Manager
Heil Environmental
423-785-6414
josterkamp@doveresg.com



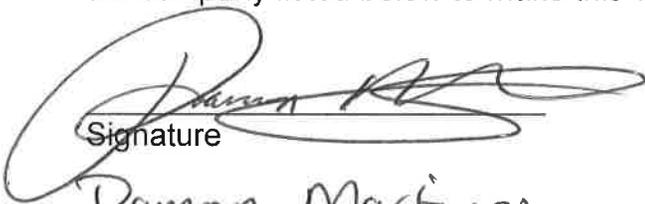
Contract Verification

Texas law provides that a governmental entity may not enter into certain contracts for goods and services with a company unless the company provides written verification regarding aspects of the company's business dealings.

- Texas Government Code, Chapter 2271 – the company must verify that it does not boycott Israel and will not boycott Israel during the term of the contract. *Boycott Israel is defined in Government Code Chapter 808.*
- Texas Government Code, Chapter 2274 – the company must verify that it does not boycott energy companies and will not boycott energy companies during the term of the contract. *Boycott energy company is defined in Government Code Chapter 809.*
- Texas Government Code, Chapter 2274 – the company must verify that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of the contract against a firearm entity or firearm trade association. Verification is not required from a sole source provider. *Discriminate, firearm entity and firearm trade association are defined in Government Code Chapter 2274.*

Affected by the above statutes are contracts 1) with a company with ten (10) or more full-time employees, and 2) valued at \$100,000 or more to be paid wholly or partly from public funds. A contract with a sole proprietorship is not included.

By signing below, I verify that the company listed below does not boycott Israel, does not boycott energy companies and does not discriminate against firearms entities or firearm trade associations and will not do so during the term of the contract entered into with the City of Killeen. I further certify that I am authorized by the company listed below to make this verification.


 Signature
Ramon Martinez
 Printed Name
5-10-23
 Date

Heil of Texas
 Company Name
Parts Manager
 Title

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2023-1018679

Date Filed:
05/10/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

HEIL OF TEXAS
IRVING, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Killeen

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Buyboard 686-22
Refuse Body Parts

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|---------------------------------------|--------------|
| | | | Controlling | Intermediary |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |

5 Check only if there is NO Interested Party.

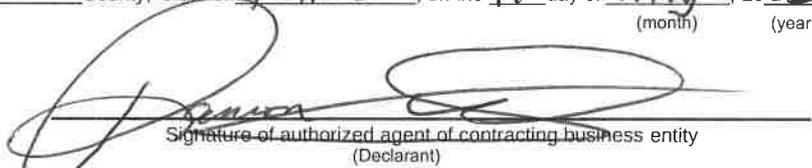
6 UNSWORN DECLARATION

My name is Ramon Martinez, and my date of birth is 4-8-79.

My address is 1440 S. Loop 12 (street), IRVING (city), TX (state), 75060 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 11 day of May, 2023 (month) (year)


Signature of authorized agent of contracting business entity (Declarant)



PROCUREMENT OF FLEET REFUSE PARTS

RS-23-091

June 6, 2023

Background

2

- Fleet Services maintains & repairs Solid Waste's fleet of 98 units
 - ▣ Requires the purchase of refuse parts
 - ▣ Cost of parts are charged to the department when used
- Parts are purchased primarily from four vendors
- Purchases from these vendors have not exceeded the \$50,000 per vendor threshold in the past
- Heil of Texas has begun to exceed that threshold
 - ▣ Past three years averaged \$38,360 per year with Heil
 - ▣ Estimated FY 2023 cost with Heil could approach \$132,000

Background, continued

3

- Reasons contributing to increased costs:
 - ▣ Delay in receiving new replacement vehicles causes aged equipment to remain in front-line service longer than it should
 - ▣ Older/worn equipment requires more repair
 - ▣ Actual increase in parts pricing
 - ▣ Four units that would have normally been replaced by now have incurred \$45,000 of this fiscal year's parts cost with Heil
 - ▣ Only four of 16 units ordered since October 2021 have arrived
- Heil of Texas parts discount through TASB BuyBoard cooperative is 2% to 15% off list price

Alternatives

4

- Disapprove the purchase of parts through Heil of Texas
- Approve the purchase of parts through Heil of Texas

Recommendation

5

City Council authorize the procurement of refuse parts from Heil of Texas in an amount not to exceed \$132,000.



City of Killeen

Staff Report

File Number: RS-23-092

Consider a memorandum/resolution authorizing the procurement of fifty-six (56) computers (Mobile Data Terminals) for police vehicles fully equipped with emergency equipment through the Texas Department of Information Resources and the Texas Buy Board for a total cost in the amount of \$217,390.33.

DATE: June 6, 2023

TO: Kent Cagle, City Manager

FROM: Antonia McDaniel, Police Captain

SUBJECT: Computers and equipment for Police Vehicles

BACKGROUND AND FINDINGS:

The Killeen Police Department is in need of acquiring fifty-six (56) mobile data terminals (MDT) for fifty-four fully equipped police pursuit sport utility vehicles and two (2) fully equipped police pick-ups to be utilized within the Killeen Police Department to respond to calls for service throughout the city. In addition to the MDTs, the equipment inside of the vehicles needed some modifications due safety concerns with the lack of visibility out of the rear windshield.

THE ALTERNATIVES CONSIDERED:

Do not approve the purchase of the MDTs and equipment.

Approve the purchase of the MDTs and equipment.

Which alternative is recommended? Why?

Purchase of the MDTs and equipment. The MDTs are needed to operate the equipment inside Police vehicles such as the COBAN recording equipment.

CONFORMITY TO CITY POLICY:

The Killeen Police Department is seeking approval to purchase the MDTs from GTS Technology Solutions through the Texas Department of Information Resources contract (DIR-TSO-3763-R). Purchases made through a cooperative contract are exempt from the competitive bidding process as stated in Texas Local Government Code (TLGC) section 271.102, subchapter F; a local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of goods or services.

Purchase of the additional modifications to equipment will be purchased through Dana Safety Supply through the Texas Buy Board.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The cost of the MDTs with the retrofit kits is \$163,490.53 and the cost of the brackets is \$53,899.80 for a total expenditure of \$217,390.33.

Is this a one-time or recurring expenditure?

This is one-time expenditure.

Is this expenditure budgeted?

Yes, funds are available in the General Fund Police Department account 010-6050-441.61.10.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

Staff recommends the procurement of fifty-six (56) computers (Mobile Data Terminals) for police vehicles fully equipped with emergency equipment through the Texas Department of Information Resources and the Texas Buy Board for a total cost in the amount of \$217,390.33 and that the City Manager, or designee, is expressly authorized to execute any and all change orders within the amounts set by state and local law.

DEPARTMENTAL CLEARANCES:

IT
Purchasing
Finance
Legal

ATTACHED SUPPORTING DOCUMENTS:

Quotes
Presentation



GTS Technology Solutions, Inc.
 9211 Waterford Centre Blvd
 Suite 275
 Austin, TX, 78758
 Phone: (512) 452-0651

Quote

Quote #: QT0099390
Date: 5/18/2023
Delivery Date:
Expire Date: 6/17/2023
Customer ID: TXKLLN13004
Sales Contact: Jairus Mika

| QUOTE FOR: | SHIP TO: |
|-----------------|-----------------|
| City of Killeen | City of Killeen |

| CUSTOMER P.O. NO. | TERMS | SALES REP |
|-------------------|-------------|-------------|
| | Net 30 Days | Callie Dunn |
| SHIPPING TERMS | | SHIP VIA |
| | | |

| NO. | ITEM | CONTRACT | QTY. | UOM | PRICE | EXTENDED PRICE |
|-----|-------------------------------------|----------------|-------|------|------------|----------------|
| 1 | 210-BCFW: Dell Latitude 5430 Rugged | DIR-TSO-3763-R | 56.00 | EACH | \$2,866.30 | \$160,512.80 |

NOTE: Dell Latitude 5430 Rugged
 Intel Core Processor i5-1135G7, (QC, 2.4 to 3.8 GHz, 28W, non-vPro)
 Windows 11 Pro, English, French, Spanish
 No Microsoft Office License Included
 Intel® Core™ non-vPro i5-1135G7 with Iris Xe Graphics
 ME Lockout MOD - Manageability
 16GB, 2x8GB, 3200 MHz DDR4 Non-ECC
 512GB M.2 PCIe NVMe Class 35 Solid State Drive
 14" Touch 1100 nits WVA FHD (1920 x 1080) 100% sRGB Anti-Glare, Outdoor Viewable
 English US RGB Backlit Sealed Internal keyboard
 Intel AX210 WLAN Driver
 Intel AX210 Wireless Card with Bluetooth
 4G CAT16 - Qualcomm® Snapdragon™ X20 LTE (DW5821e), w/o eSIM, Verizon, NMEA GPS port
 Hot surface warning label
 Primary 3 Cell 53.5 Whr ExpressCharge Capable Battery
 90W 461G Type-C EPEAT Adapter
 No Fingerprint, no Smartcard reader
 Power Cord 1M US
 Setup and Features Guide
 Hot surface warning label
 Additional 3 Cell 53.5 Whr ExpressCharge Capable Battery
 ENERGY STAR Qualified
 Custom Configuration
 Dell Applications for Windows 11
 Mix Ship, Notebook, 5430 Rugged
 Microphone +RGB HD camera; Touch; WLAN/WWAN antennae;
 Pogo vehicle docking and RF passthrough
 EPEAT 2018 Registered (Silver)
 No Option Included
 Additional USB-A rear port
 Additional TBT/Type-C port
 Rigid handle
 ProSupport Plus: Next Business Day Onsite, 2 Years Extended
 ProSupport Plus: Next Business Day Onsite, 3 Years
 Dell Limited Hardware Warranty Initial Year

Continued...



GTS Technology Solutions, Inc.
 9211 Waterford Centre Blvd
 Suite 275
 Austin, TX, 78758
 Phone: (512) 452-0651

Quote

Quote #: QT0099390
Date: 5/18/2023
Delivery Date:
Expire Date: 6/17/2023
Customer ID: TXKLLN13004
Sales Contact: Jairus Mika

| QUOTE FOR: | SHIP TO: |
|-----------------|-----------------|
| City of Killeen | City of Killeen |

| CUSTOMER P.O. NO. | TERMS | SALES REP |
|-------------------|-------------|-------------|
| | Net 30 Days | Callie Dunn |
| SHIPPING TERMS | | SHIP VIA |
| | | |

| NO. | ITEM | CONTRACT | QTY. | UOM | PRICE | EXTENDED PRICE |
|-----|---|--------------|-------|------|---------|----------------|
| | ProSupport Plus: Accidental Damage Service, 5 Years ProSupport Plus: Keep Your Hard Drive, 5 Years ProSupport Plus: 7X24 Technical Support, 5 Years Dell Limited Hardware Warranty Extended Year(s) Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115 MSRP \$5034.00 | | | | | |
| 2 | DS-DA-113: Retrofit Kit for use with Havis DS-DELL-4X0 Series Docking Stations | DIR-CPO-4751 | 49.00 | EACH | \$60.77 | \$2,977.73 |

| | | | | |
|--|-----------------------------|---|-----------------------------|--------------|
| | Total Weight (EACH): | 0 | Sales Total: | \$163,490.53 |
| | Total Volume (EACH): | 0 | Freight & Misc.: | \$0.00 |
| <i>Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability.</i> | | | Tax Total: | \$0.00 |
| | | | Total (USD): | \$163,490.53 |

Sales Order

DANA SAFETY SUPPLY, INC
 4809 KOGER BLVD
 GREENSBORO, NC 27407

Telephone: 800-845-0405

| | |
|-----------------|-----------|
| Sales Order No. | 481006-B |
| Customer No. | KILLEENPD |

| Bill To |
|---|
| KILLEEN POLICE DEPARTMENT 3304 COMMUNITY BLVD KILLEEN, TX 76542 US |

| Ship To |
|---|
| DANA SAFETY SUPPLY ROUND ROCK, TX US |

Contact: STEPHANIE CAMERON
 Telephone: 254-501-8830
 E-mail: SCameron@killeentexas.gov

Contact: SCOTT BEAL
 Telephone:
 E-mail:

| Order Date | Ship Via | F.O.B. | Customer PO Number | Payment Method | |
|----------------|-----------------|-----------------------|---|----------------|----------------|
| 05/04/23 | GROUND SHIPMENT | QUOTED FREIGHT | EMAIL APPROVAL | NET30 | |
| Entered By | | Salesperson | Ordered By | Resale Number | |
| Scott Beal | | SCOTT BEAL ROUND ROCK | | | |
| Order Quantity | Open Quantity | Tax | Item Number / Description | Unit Price | Extended Price |
| 54 | 54 | N | INFO TIPS USA CONTRACT #210102 Warehouse: RROC Vin #: | 0.0000 | 0.00 |
| 54 | 54 | Y | CCTL5 WEC 5-Position Progressive Light/Siren Control Warehouse: RROC Vin #: | 323.2800 | 17,457.12 |
| 54 | 54 | Y | INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: RROC Vin #: | 142.5000 | 7,695.00 |
| 54 | 54 | Y | SC-1901 SC ALUMINUM BUTT PLATE Warehouse: RROC Vin #: | 39.9800 | 2,158.92 |
| 54 | 54 | Y | SC-9230 SC 30" UNIVERSAL RAIL Warehouse: RROC Vin #: | 44.5800 | 2,407.32 |
| 54 | 54 | Y | SC-9302 SC MOUNTING HINGE Warehouse: RROC Vin #: | 38.9800 | 2,104.92 |
| 54 | 54 | Y | SC-9903 SC L BRACKET, SQUARE BUTT PLATE BRACKET Warehouse: RROC Vin #: | 36.5800 | 1,975.32 |

| | |
|------------|-------------|
| Print Date | 05/04/23 |
| Print Time | 05:01:28 PM |
| Page No. | 1 |

Printed By: Scott Beal

Continued on Next Page

Sales Order

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

| | |
|------------------------|-----------|
| Sales Order No. | 481006-B |
| Customer No. | KILLEENPD |

| Bill To |
|---|
| KILLEEN POLICE DEPARTMENT 3304 COMMUNITY BLVD KILLEEN, TX 76542 US |

| Ship To |
|---|
| DANA SAFETY SUPPLY ROUND ROCK, TX US |

Contact: STEPHANIE CAMERON
Telephone: 254-501-8830
E-mail: SCameron@killentexas.gov

Contact: SCOTT BEAL
Telephone:
E-mail:

| Order Date | Ship Via | F.O.B. | Customer PO Number | Payment Method |
|------------|-----------------|-----------------------|--------------------|----------------|
| 05/04/23 | GROUND SHIPMENT | QUOTED FREIGHT | EMAIL APPROVAL | NET30 |
| Entered By | | Salesperson | Ordered By | Resale Number |
| Scott Beal | | SCOTT BEAL ROUND ROCK | | |

| Order Quantity | Open Quantity | Tax | Item Number / Description | Unit Price | Extended Price |
|----------------|---------------|-----|---|------------|----------------|
| 2 | 2 | Y | ARGES1 WEC ARGES 5 DEG REMOTE SPOTLIGHT Warehouse: RROC Vin #: | 599.2000 | 1,198.40 |
| 2 | 2 | Y | ARGCH1 WEC ARGES BAIL MT CONTROL HEAD Warehouse: RROC Vin #: | 267.2000 | 534.40 |
| 2 | 2 | Y | ARG47CD WEC DRVR FENDER MT 2021 FORD F-150 Warehouse: RROC Vin #: | 87.2000 | 174.40 |
| 2 | 2 | Y | INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: RROC Vin #: LOOM, WIRE, HARDWARE, CONNECTORS, ETC ***** | 50.0000 | 100.00 |
| 2 | 2 | Y | INSTALL DSS INSTALLATION OF ARGES Warehouse: RROC Vin #: | 350.0000 | 700.00 |
| 54 | 54 | Y | C-TTP-INUT-4 Delivery Info: 627861 HAV 2020 Ford Police Interceptor Utility Premium Fold- Warehouse: RROC Vin #: 2020 Ford Police Interceptor Utility Premium Fold-Up Equipment Tray | 286.0000 | 15,444.00 |

| | | | | | |
|-------------------|-------------|-----------------------|-----------|--------------------|-----------|
| Print Date | 05/04/23 | Amount Shipped | 0.00 | Subtotal | 51,949.80 |
| Print Time | 05:01:28 PM | Open Order | 51,949.80 | Freight | 1,950.00 |
| Page No. | 2 | | | Order Total | 53,899.80 |

Printed By: Scott Beal



MOBILE DATA TERMINALS

RS-23-092

June 6, 2023

103

Background

2

- The Killeen Police Department is in need of acquiring fifty-six (56) mobile data terminals (MDT) for our new marked police vehicles.
- In addition to the MDTs, the equipment inside of the vehicles required mounting modifications due safety concerns with the lack of visibility out of the rear windshield.

Discussion

3

- A Mobile Data Terminal (MDT) is computerized device that is used to communicate with a centralized control system. Killeen PD Officers use MDTs to communicate with the Bell County Communications Center (BCC) and other Killeen PD officers and supervisors.
- MDTs are also used to control the in-car video systems, access crime information databases and enter data.

Financial

4

- Cost of 56 Mobile Data Terminals: \$ 163,490.53
 - ▣ Purchased through the Texas Department of Information Resources (DIR) purchasing Cooperative.

- Cost of additional mounting brackets: \$53,899.80
 - ▣ Purchased through the Texas BuyBoard purchasing Cooperative

- The department has budgeted funds identified for this expense.

Alternatives

5

- Do not approve the purchase of the MDTs and equipment.
- Approve the purchase of the MDTs and equipment.

Recommendation

6

- Staff recommends the procurement of fifty-six (56) MDTs acquired through DIR purchasing cooperative for \$163,490.53, in conjunction with new mounting brackets procurement for \$53,899.80 through the Texas Buy Board, with a total cost of \$217,390.33 and that the City Manager, or designee, is expressly authorized to execute any and all change orders within the amounts set by state and local law.



City of Killeen

Staff Report

File Number: RS-23-080

| | | | | | | |
|---|--------------|------------|--------|--------------------------|------------|------|
| 1 | City Council | 05/09/2023 | Tabled | City Council Workshop | 06/06/2023 | Pass |
|---|--------------|------------|--------|--------------------------|------------|------|

Consider a memorandum/resolution appointing members to the Bond Advisory Committee.

DATE: May 9, 2023
TO: Kent Cagle, City Manager
FROM: Danielle Singh, Assistant City Manager
SUBJECT: Appoint Members to the Bond Advisory Committee

BACKGROUND AND FINDINGS:

The City Council directed staff to create the Bond Advisory Committee on March 30, 2023. The committee's purpose will be to promote bond topics for a possible November election. The City council approved the creation of a nine (9) member committee consisting of eight (8) representatives - one selected by each councilmember and one (1) representative selected collectively by City Council.

THE ALTERNATIVES CONSIDERED:

1. Do not appoint any members at this time.
2. Appoint members to the Bond Advisory Committee.

Which alternative is recommended? Why?

Staff recommends City Council make the appointments of the nine (9) member Bond Advisory Committee. This action conforms to the direction previously provided by the City Council.

CONFORMITY TO CITY POLICY:

Making these appointments conforms to city policy.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

There are no current or future expenditures associated with these appointments.

Is this a one-time or recurring expenditure?

N/A

Is this expenditure budgeted?

N/A

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

N/A

RECOMMENDATION:

Staff recommends City Council make the appointments of the nine (9) member Bond Advisory Committee.

DEPARTMENTAL CLEARANCES:

Legal

ATTACHED SUPPORTING DOCUMENTS:



City of Killeen

Staff Report

File Number: PH-23-036

HOLD a public hearing and consider an ordinance requested by J-BREZ LLC - SERIES B (**FLUM# 23-02**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Neighborhood Commercial' place type designation to an 'Industrial' place type designation for approximately 10.56 acres, being part of the Killeen Area Investment Corp Industrial Tract, Lot Pt. Tr. D and part of the J. J. Roberts Survey, Abstract No. 731. The property is locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.

DATE: June 6, 2023

TO: Kent Cagle, City Manager.

FROM: Edwin Revell, Executive Director of Development

SUBJECT: FLUM #23-02: 'Neighborhood Commercial' to 'Industrial'

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: J-BREZ LLC - SERIES B

Current FLUM Place Type: 'Neighborhood Commercial' (NC)

Requested FLUM Place Type: 'Industrial' (I)

Current Zoning: "R-1" (Single-Family Residential District) & "M-1" (Manufacturing District)

Summary of Request:

J-BREZ LLC - SERIES B has submitted a request to amend approximately 10.56 acres on the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Neighborhood Commercial' place type designation to an 'Industrial' place type designation. If approved, the applicant intends to rezone the portion of the property currently zoned "R-1" (Single-Family Residential District) to "M-1" (Manufacturing District) to be consistent with the property surrounding it.

Zoning/Plat Case History:

The subject property is currently zoned "R-1" (Single-Family Residential District) and "M-1" (Manufacturing District). The property was originally zoned "R-1" in September 1962. The remainder of the "R-1" (Single-Family Residential District) was rezoned to "M-1" (Manufacturing District) on March 9, 1970, via Ordinance No. 70-7. The subject property was platted as Lot Pt Tr D, Killeen Area Investment Corp Industrial Tract.

Character of the Area:

| | Current Land Use | Zoning District* | FLUM Place Type** |
|--------------|--|-------------------------|--------------------------|
| North | Existing commercial businesses | B-5, B-C-1, & M-1 | RC |
| East | Existing commercial businesses & religious institution | | M-1 UV |
| South | Vacant lot | M-1 UV | |
| West | Existing commercial business & mobile home park | | RMH & M-1 RM & RC |

* "RMH" (Mobile Home District), "B-5" (Business District), "B-C-1" (General Business and Alcohol Sales District), "M-1" (Manufacturing District)

** Regional Commercial (RC), Residential Mix (RM), Urban Village (UV)

Future Land Use Map Analysis:

This property is located within the 'Neighborhood Infill' area on the Growth Sector Map and is designated as 'Neighborhood Commercial' (NC) place type on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.

The 'Neighborhood Infill' growth sector includes areas of the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties. Growth policies for this sector should encourage development or redevelopment of these properties with accessory dwelling units, smallplexes, and micro commercial that provides incremental increases in density. Development should match the existing character and improve walkable access to businesses and amenities for people living and working in the vicinity.

The current 'Neighborhood Commercial' place type is a predominantly commercial extension of a traditional neighborhood. These places generally grow along with a neighborhood and need to be allowed to change over time to intensify as its surrounding neighborhood does.

If approved, the 'Industrial' place type includes industrial uses that vary from technology industry to manufacturing uses. Designated locations for heavier industrial uses are intended to provide distance away from residential categories and lighter industrial uses are integrated with other commercial uses. Industrial place types are typically located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking should be encouraged to be placed behind structures and when uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

Consistency with the Comprehensive Plan:

In accordance with Killeen Code of Ordinances Sec. 31-39(j), the following factors shall be considered when considering whether to approve a request to amend the city's Future Land Use Map (FLUM):

- 1) Is the proposed amendment consistent with the principles and policies set forth in the comprehensive plan?

The request supports or furthers the following recommendations of the 2022 Comprehensive Plan:

- LU3 - Encourage incremental evolution of neighborhoods

- LU4 - Prioritize infill and revitalization in north Killeen

2) Is the proposed amendment compatible with the character of the surrounding area?

Staff finds that the requested FLUM amendment is compatible with the character of the surrounding area. The property along Rio Blvd. and Dogwood Blvd. is predominantly light industrial in character.

Further, the intent of this requested FLUM amendment is simply to have the ability to rezone the one acre of property that is currently zoned "R-1" to "M-1" to make it consistent with the surrounding M-1 zoning. Staff is of the determination that this amendment is necessary in order to allow the existing "R-1" area to be changed to match the property that surrounds it.

3) What is the impact of the proposed amendment on infrastructure provision including water, wastewater, drainage, and the transportation network?

There are existing water, wastewater and drainage utility service available to the subject property and the property is located within the City's service area. The subject property is bounded by two existing local streets to the east and west (Rio Blvd & Dogwood Blvd) and a Principal Arterial to the north (E. Veterans Memorial Blvd). Staff finds that the request will have no impact to the transportation network.

4) What is the impact of the proposed amendment on the city's ability to provide, fund, and maintain services?

Staff finds that approval of the request would have no impact on the city's ability to provide, fund, and maintain services in this area.

5) What is the impact of the proposed amendment on environmentally sensitive and natural areas?

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There is a known wetland on the lot that is classified as a Riverine (R4SBC) as identified on the National Wetlands Inventory. Since there is riverine habitat that crosses the subject property, staff notes that proposed new development will be required to comply with Sec. 32-56, to show the limits of the Creek Buffer Zone during the plat process, if applicable. Creek Buffer Zone is a setback established for all property located on or adjacent to a natural, vegetated, earthen or grass lined watercourse as shown on United States Geological Survey (U.S.G.S.) maps or FEMA maps in which land disturbance is proposed.

6) What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?

More than 90% the subject property (approximately 9.56 acres out of the 10.56 acres) is currently zoned "M-1". The property owner's intent is to develop the site in accordance with the existing "M-1" zoning. Without approval of the requested FLUM amendment, the applicant cannot submit a request to rezone the one acre "R-1" portion of the property to "M-1". If not

approved, the one acre "R-1" parcel will remain zoned for single-family use, which is not compatible with the surrounding "M-1" zoning.

Further, staff is of the determination that the 'Industrial' place type designation is appropriate for this property given the existing character of the surrounding property. Staff supports the applicant's intent to rezone the one acre "R-1" portion to make it consistent with the surrounding zoning. However, the current 'Neighborhood Commercial' designation does not allow for any industrial uses; hence the need for the FLUM amendment to change the designation of the property to 'Industrial'.

- 7) Do city staff, the planning and zoning commission, and/or the city council have sufficient information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?

Information regarding available utility service, traffic impact, etc. has been included in this staff report. Staff has not received any written responses regarding this request.

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility service is located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is to the property is from E. Veterans Memorial Blvd., which is classified as a 110-foot wide Principal Arterial, and Rio and Dogwood Blvds., which are classified as a 60-foot wide Local Street on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There is a known wetland on the lot that is classified as a Riverine (R4SBC) as identified on the National Wetlands Inventory..

Public Notification:

Staff notified twenty (20) surrounding property owners regarding this request. Of those property owners notified, eleven (11) reside outside of Killeen.

Staff Findings:

Please see the Future Land Use Map Analysis.

THE ALTERNATIVES CONSIDERED:

The City Council has two (2) alternatives. The Council may:

- Disapprove the FLUM amendment request; or
- Approve the FLUM amendment request.

Which alternative is recommended? Why?

Staff recommends approval of the request to amend the FLUM designation from a 'Neighborhood Commercial' place type to an 'Industrial' place type.

CONFORMITY TO CITY POLICY:

This FLUM amendment request conforms to the City's policy as detailed in the Comprehensive Plan.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The proposed FLUM amendment does not involve the expenditure of City funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

At their regular meeting on May 1, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.

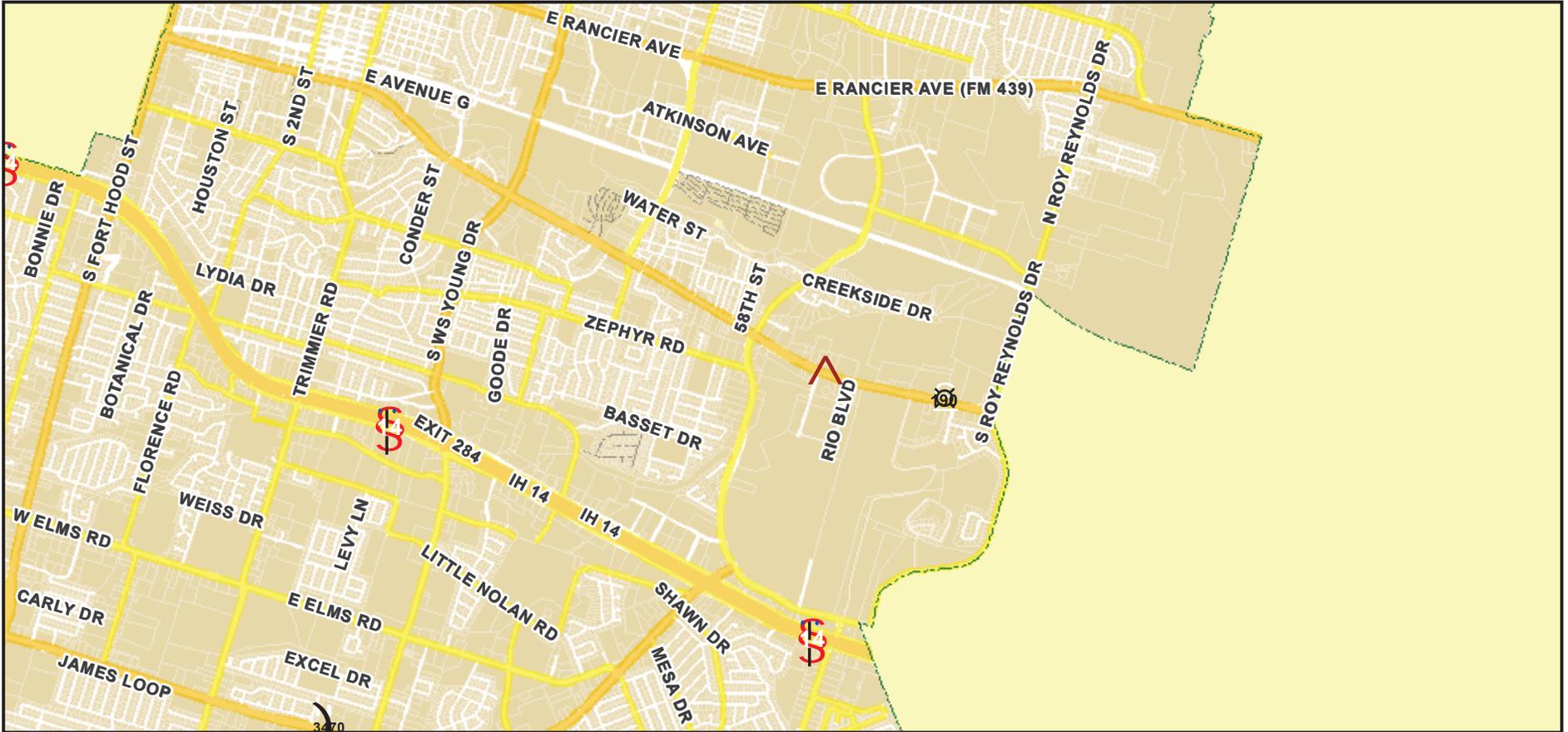
DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

- Maps
- Site Photos
- Minutes
- Ordinance

Presentation



LOCATION MAP

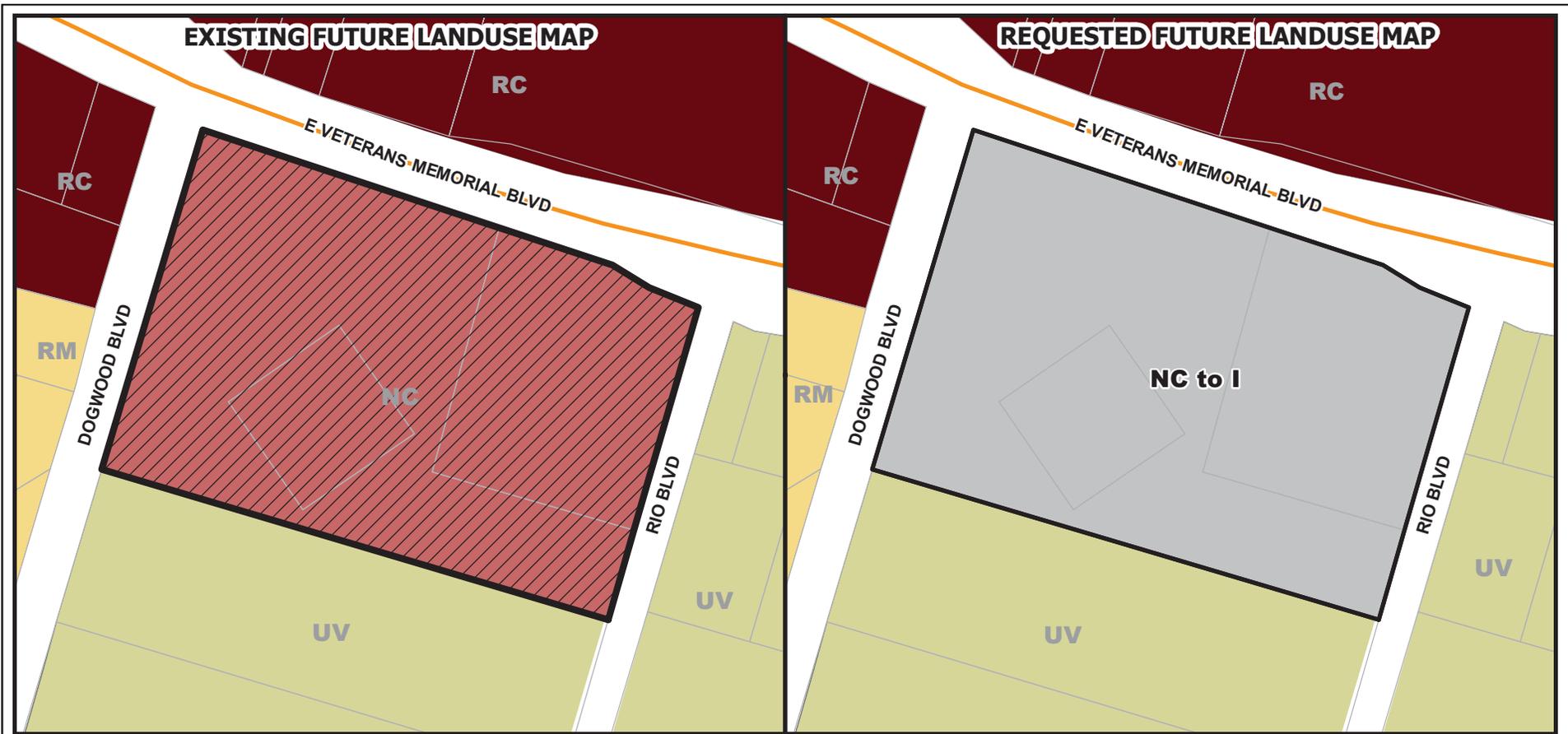
Case: FLUM AMENDMENT 2023-02

Council District: 1
FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;
KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0



1 inch = 4,167 feet
Date: 4/17/2023



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1

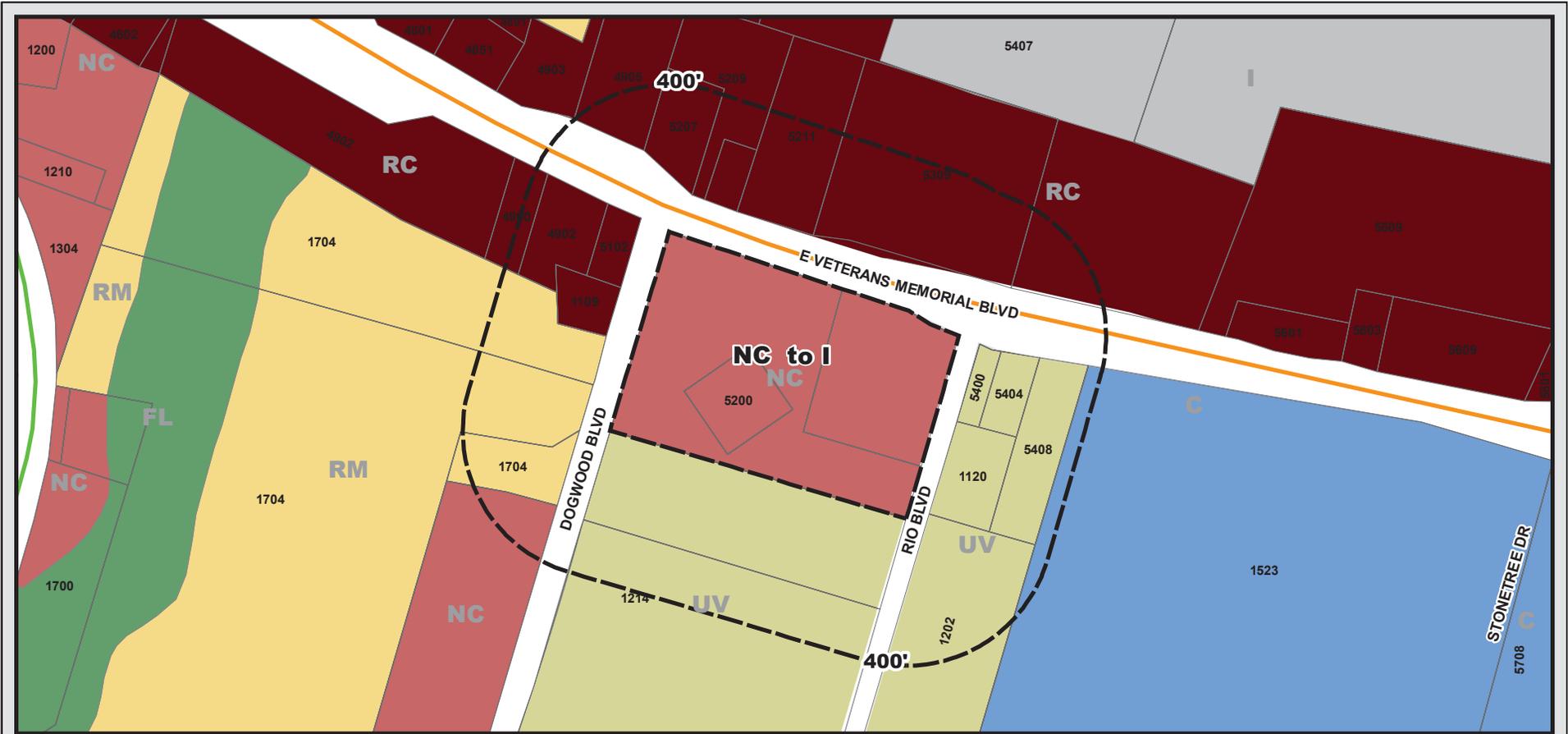
FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;
KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0

| Future Land Use Legend | | | | | |
|------------------------|-------------------------|--|---------------------|--|---------------|
| | FLUM Case | | Regional Commercial | | Urban Village |
| | Neighborhood Commercial | | Residential Mix | | Industrial |

1 inch = 250 feet

Date: 4/17/2023



NOTIFICATION MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1

FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0

Legend

- Killéen City Limits
- Principal Arterial, Existing
- Industrial
- Residential Mix
- Bell County Area
- Campus
- Neighborhood Commercial
- Urban Village
- Minor Arterial, Existing
- Floodplain
- Regional Commercial

Date: 4/17/2023

SITE PHOTOS

Case #FLUM23-02: 'NC' TO 'I'



View of the subject property looking south:



View of the surrounding property looking west:



SITE PHOTOS

Case #FLUM23-02: 'NC' TO 'I'



View of the surrounding property to the north:



View of the surrounding property looking east:



MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 1, 2023
FLUM 23-02
“NC” to “I”

HOLD a public hearing and consider a request submitted by J-BREZ LLC – SERIES B (FLUM# 23-02) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Neighborhood Commercial’ designation to an ‘Industrial’ designation for approximately 10.56 acres, being part of the Killeen Area Investment Corp Industrial Tract, Lot Pt. Tr. D and part of the J. J. Roberts Survey, Abstract No. 731. The property is locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to rezone the portion of the property currently zoned “R-1” (Single-Family Residential District) to “M-1” (Manufacturing District) to be consistent with the property surrounding it.

Mr. Hermosillo also noted that the subject property is zoned “R-1” (Single-Family Residential District) and “M-1” (Manufacturing District). The property was originally zoned “R-1” and the remainder of the property was rezoned to “M-1.”

Mr. Hermosillo stated that staff finds that the requested FLUM amendment is compatible with the character of the surrounding area. The intent of the requested FLUM is to allow one acre of the property to be rezoned from “R-1” to “M-1” to make it consistent with the surrounding “M-1” zoning. Mr. Hermosillo stated that staff’s recommendation is for approval of the request as presented.

Mr. Tad Dorroh was present to represent the request.

Chairman Minor opened the public hearing at 5:42 p.m.

With no one wishing to speak, the public hearing was closed at 5:42 p.m.

Commissioner Wilson made a motion to approve the request as presented by staff. Commissioner Rowe seconded; motion passed by a vote of 5 to 0.

ORDINANCE _____

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP TO CHANGE APPROXIMATELY 10.56 ACRES, BEING 1.00 ACRE OUT OF THE J. J. ROBERTS SURVEY, ABSTRACT NO. 73 AND 9.56 ACRES OUT OF THE KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, TRACT D, FROM A ‘NEIGHBORHOOD COMMERCIAL’ DESIGNATION TO AN ‘INDUSTRIAL’ DESIGNATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Killeen finds that section 213.003 of the Local Government Code enables municipalities to amend comprehensive plans in the interest of coordinating long-range development of the municipality;

WHEREAS, pursuant to section 31-39 of the City of Killeen Code of Ordinances, the City Council, upon application, may amend the Comprehensive Plan, including the Future Land Use Map (FLUM), following a recommendation by the Planning and Zoning Commission and a public hearing;

WHEREAS, J-BREZ, LLC – SERIES B presented to the City of Killeen, a request for an amendment to the Comprehensive Plan’s FLUM by changing the classification of approximately 10.56 acres, being 1.00 acre out of the J. J. Roberts Survey, Abstract No. 73 and 9.56 acres out of the Killeen Area Investment Corp Industrial Tract, Tract D from a ‘Neighborhood Commercial’ designation to an ‘Industrial’ designation;

WHEREAS, the Planning and Zoning Commission of the City of Killeen, following a public hearing on May 1, 2023, duly recommended approval of the application for amendment;

WHEREAS, due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 5:00 P.M., on June 13, 2023, at the City Hall, City of Killeen; and

WHEREAS, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission, and the evidence in support thereof, and the City Council being of the majority opinion that the applicant's zoning request should be approved as recommended by the Planning and Zoning Commission.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS:

SECTION I: That the future land use designation of approximately 10.56 acres, being 1.00 acre out of the J. J. Roberts Survey, Abstract No. 73 and 9.56 acres out of the Killeen Area Investment Corp Industrial Tract, Tract D, from a 'Neighborhood Commercial' designation to an 'Industrial' designation, said request being duly recommended for approval of the 'Industrial' designation, for the property locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.

SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 13th day of June 2023, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:

Debbi Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM

Holli C. Clements, CITY ATTORNEY
Case #: FLUM 23-02
Ord#: 23-____



**CASE #FLUM23-02:
'NEIGHBORHOOD COMMERCIAL'
TO 'INDUSTRIAL'**

PH-23-036

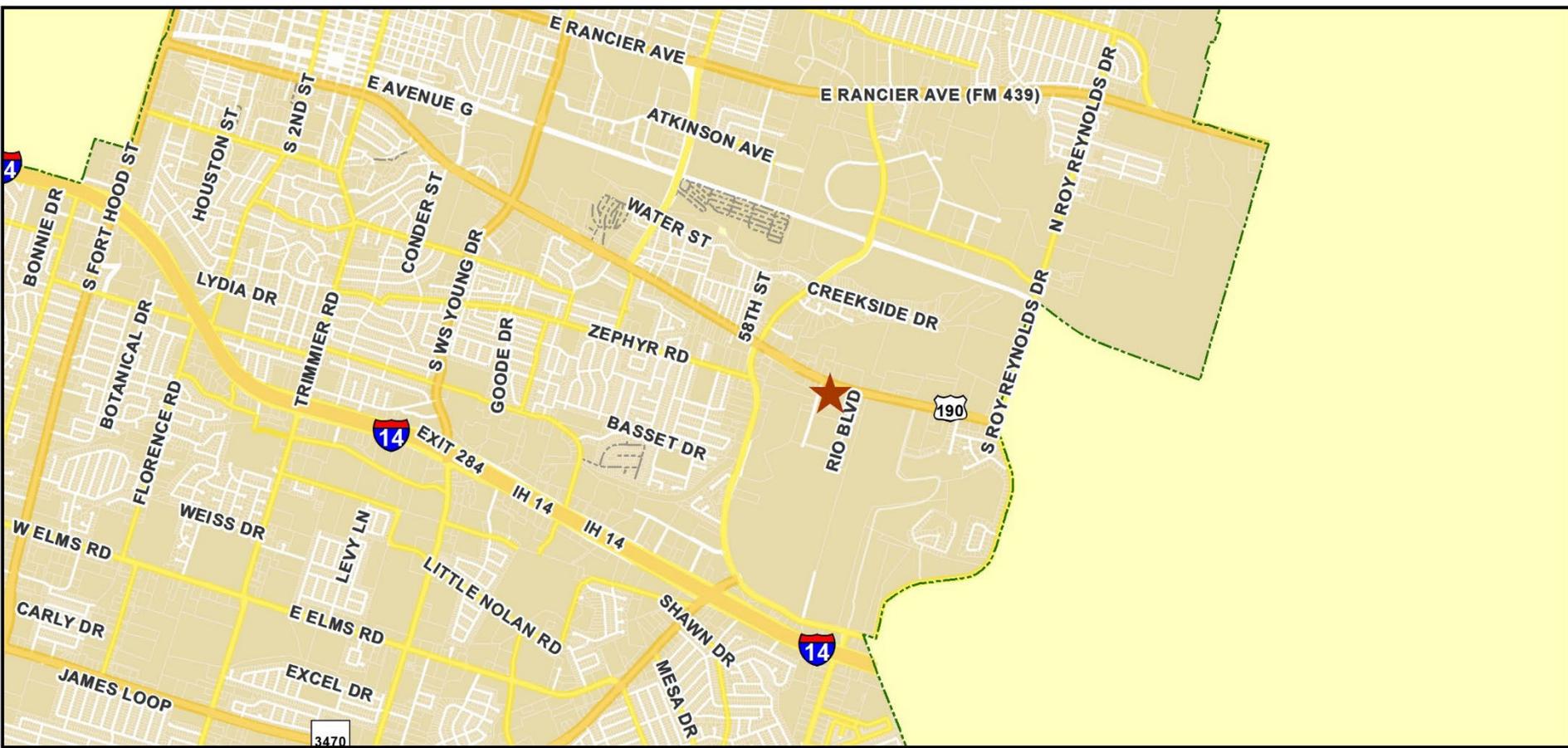
June 6, 2023

127

Case #FLUM23-02: 'NC' to 'I'

2

- ❑ **HOLD** a public hearing and consider a request submitted by J-BREZ LLC – SERIES B (**FLUM# 23-02**) to amend the Future Land Use Map (FLUM) designation for approximately 10.56 acres, being 1.00 acre out of the J. J. Roberts Survey, Abstract No. 73 and 9.56 acres out of the Killeen Area Investment Corp Industrial Tract, Tract D, from a 'Neighborhood Commercial' designation to an 'Industrial' designation.
- ❑ The property is locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1
FROM NC TO I

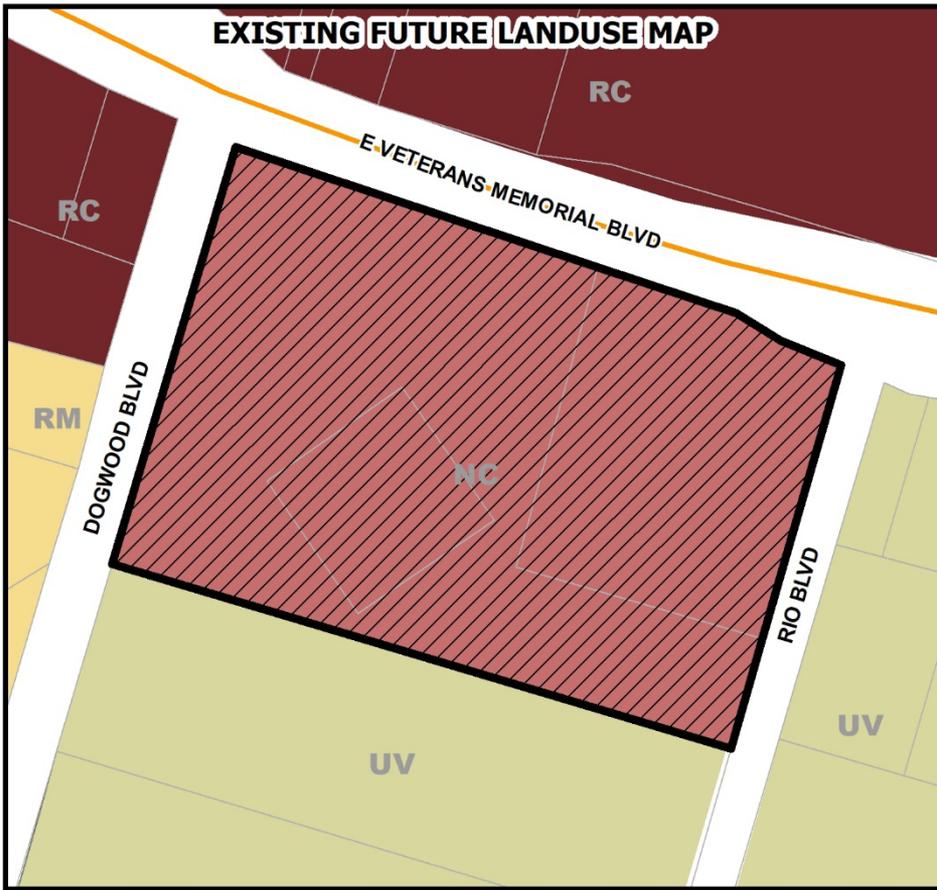
Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;
KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0



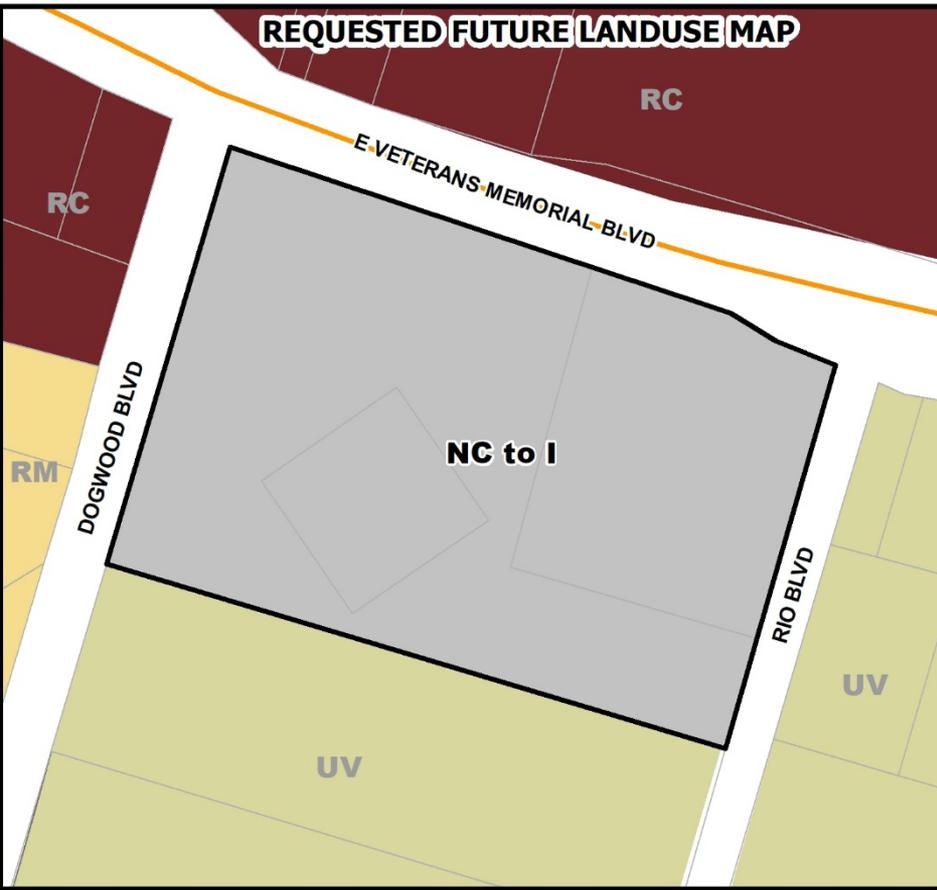
1 inch = 4,167 feet
Date: 4/17/2023



EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1
FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;
KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0

| | | |
|-------------------------|---------------------|---------------|
| FLUM Case | Regional Commercial | Urban Village |
| Neighborhood Commercial | Residential Mix | Industrial |

1 inch = 250 feet
Date: 4/17/2023



Case #FLUM23-02: 'NC' to 'I'

5

- The property is currently designated '**Neighborhood Commercial**' on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.
- The 'Neighborhood Commercial' Place type is intended as a commercial extension of a traditional neighborhood. This place type provides for neighborhood scale retail and office uses.

Case #FLUM23-02: 'NC' to 'I'

6

- If approved, the '**Industrial**' place type provides for industrial uses, including manufacturing and warehouse space.
- The intent of the requested FLUM amendment is to allow the applicant to rezone a one-acre portion of the property from "R-1" to "M-1" to make it consistent with the surrounding zoning.

Case #FLUM23-02: 'NC' to 'I'

7



Comprehensive Plan Analysis

8

- The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods
 - ▣ **LU4** – Prioritize infill and revitalization in north Killeen

Case #FLUM23-02: 'NC' to 'I'

9

View of the subject property looking south:



Case #FLUM23-02: 'NC' to 'I'

10

View of the neighboring property to the north:



Case #FLUM23-02: 'NC' to 'I'

11

View of the neighboring property to the west:



Case #FLUM23-02: 'NC' to 'I'

12

View of the neighboring property to the east:



Case #FLUM23-02: 'NC' to 'I'

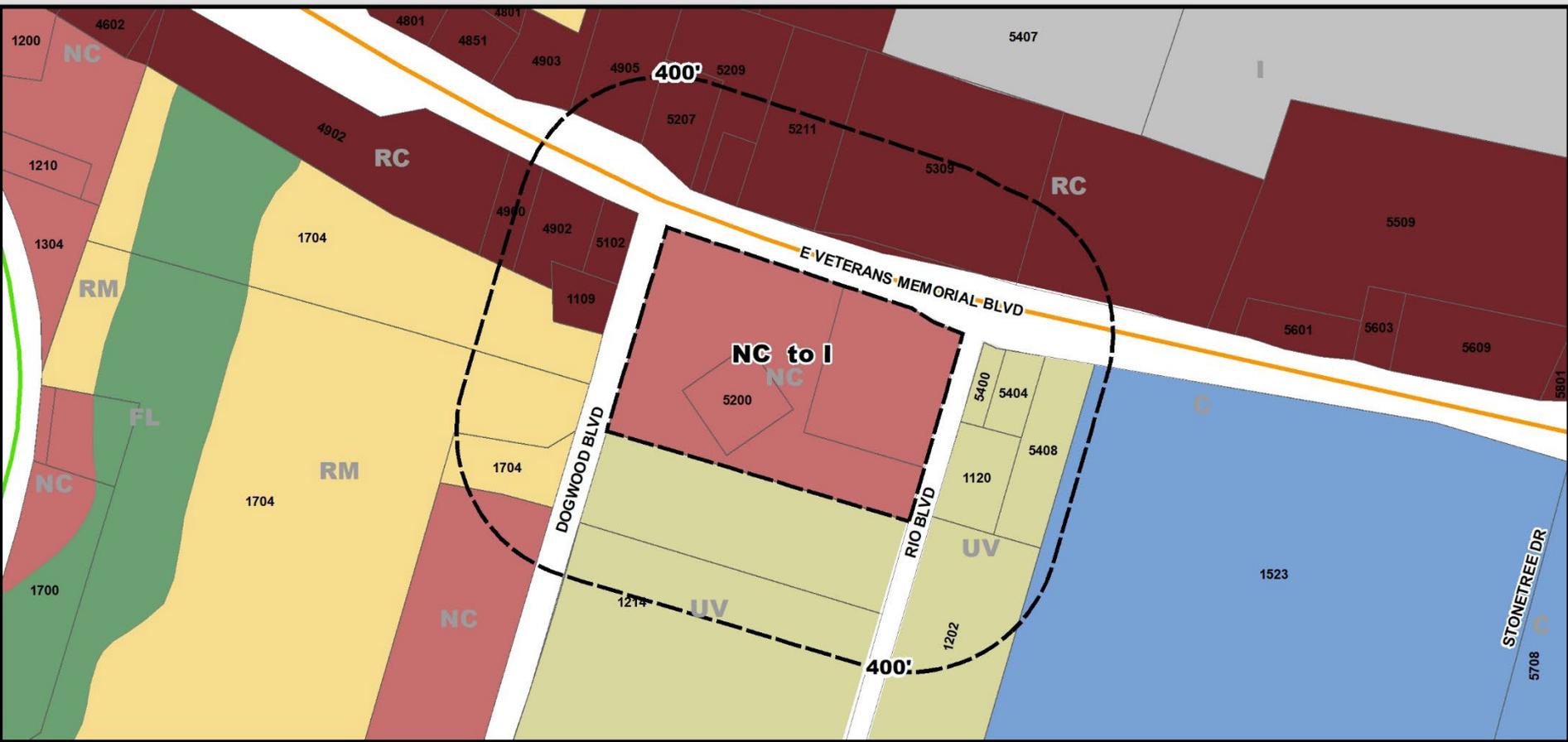
13

View of the neighboring property to the south:



Public Notification

- Staff notified twenty (20) surrounding property owners regarding this request.
- Of those notified, eleven (11) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP
Case: FLUM AMENDMENT 2023-02

Council District: 1
 FROM NC TO I
 Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;
 KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0

- Legend**
- Killen City Limits
 - Principal Arterial, Existing
 - Industrial
 - Residential Mix
 - Bell County Area
 - Campus
 - Neighborhood Commercial
 - Urban Village
 - Minor Arterial, Existing
 - Floodplain
 - Regional Commercial

Date: 4/17/2023



Alternatives

16

- ❑ The City Council has two (2) alternatives:
 - ❑ Disapprove the applicant's FLUM amendment; or
 - ❑ Approve the applicant's FLUM amendment request.

Staff Findings

17

- Staff finds that the applicant's request is consistent with the recommendations outlined in the 2022 Comprehensive plan.
- Approval of the requested FLUM amendment is necessary to allow the applicant to request rezoning of the one-acre "R-1" portion of the property. The applicant's intent is to rezone this portion to make it consistent with the surrounding "M-1" zoning.

Staff Recommendation

18

- Therefore, staff recommends approval of the applicant's request to amend the FLUM designation from 'Neighborhood Commercial' to 'Industrial'.

Commission Recommendation

- At their regular meeting on May 1st, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.



City of Killeen

Staff Report

File Number: PH-23-037

HOLD a public hearing and consider an ordinance requested by Franklin Land Associates, LLC on behalf of Whitis Investments, LTD (**Case# Z23-02**) to rezone approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137 from "R-1" (Single-Family Residential District) to "B-3" (Local Business District). The property is located on the east right-of-way of East Trimmier Road and north of Andalucía Lane, Killeen, Texas.

DATE: June 6, 2023

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Zoning Case #23-02: "R-1" (Single-Family Residential District) to "B-3" (Local Business District)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Whitis Investments, LTD

Agent: Franklin Land Associates, LLC

Current Zoning: "R-1" (Single-Family Residential District)

Proposed Zoning: "B-3" (Local Business District)

Current FLUM Designation: 'Residential-Mix'

Summary of Request:

Franklin Land Associates, LLC, on behalf of Whitis Investments, LTD, has submitted a request to rezone approximately 3.727 acres, out of the C T Bourland Survey, Abstract No. 137, from "R-1" (Single-Family Residential District) to "B-3" (Local Business District). If approved, the applicant intends to develop a 10,640 square foot general retail store on the property.

Killeen Code of Ordinances Chapter 31 Compliance:

The subject property is currently zoned "R-1" (Single-Family Residential District). In accordance with Killeen Code of Ordinances Sec. 31-276, retail uses are not permitted by-right in the "R-1" district.

Zoning/Plat Case History:

On April 30, 2004, pursuant to Ordinance No. 04-12, the City annexed 5,144 acres of land

encompassing the existing Spanish Oaks Subdivision (filed for record October 3, 2007) and surrounding area, which included the subject property.

The applicant purchased the property on September 9, 2005, and the property has remained under the same ownership and undeveloped since 2005. There is currently City water, sewer, and trash available to the property.

The western portion of the property was rezoned from "A" (Agricultural District) to "B-3" (Local Business District) on April 26, 2005, via Ordinance No. 05-31. The eastern portion of the property was rezoned from "R-1" (Single-Family Residential District), "A-R1" (Agricultural Single-Family Residential District), and "B-3" (Local Business District) to "R-1" (Single-Family Residential District) and "B-5" (Business District) on July 25, 2006, via Ordinance No. 06-82.

The subject property is a remainder of the original 142.71-acre tract seen on the plat for Spanish Oaks Subdivision recorded October 3, 2007, with a total of 439 single-family residential lots. The subject property is currently unplatted. However, the applicant has submitted a plat application (Plat Case #23-009P Killeen East Trimmer DTP Addition) which was validated and presented to the Planning and Zoning Commission as a Consent Agenda item on May 1, 2023.

The FLUM designation of the subject property was changed from 'Public Space' to 'Residential Mix' on April 25, 2023, via Ordinance No. 23-034.

Character of the Area:

North: Floodplain zoned "R-1" & "B-3"

South: Existing single-family homes & floodplain "R-1" & "B-3"

West: Fire Station 8 and vacant residential lots "PUD" & "R-1"

East: Existing single-family homes & floodplain "R-1" & "B-3"

Future Land Use Map Analysis:

The property is designated 'Residential Mix' on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan. The 'Residential Mix' place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Commercial uses need to be context sensitive. Neighborhood-scale commercial should be allowed along avenues and higher intensity roadways. A key indicator of a successful Residential Mix area is if every property has access to some neighborhood scale commercial within walking distance.

The request is consistent with the following recommendations of the 2022 Comprehensive Plan:

- LU1 - Use place types and complete neighborhoods as building blocks
- LU3 - Encourage incremental evolution of neighborhoods
- NH4 - Build complete neighborhoods

The Comprehensive Plan emphasizes place-based economic development and an increase in demand for "complete" neighborhoods which may include large lot rural estate development that provides more "move-up" opportunities for those who can afford this option.

Neighborhood Analysis:

- This property is located within Killeen Development Zone #7.
- Current land use mix within this area comprises approximately:
 - 1% non-residential
 - 99% residential

Zoning district breakdown in Development Zone 7:

- 03% agricultural,
- 06% non-residential zoning districts
- 91% residential zoning districts.

*These numbers exclude a breakdown of special districts such as conditional or special use permits and planned unit developments.

The '**Residential Mix**' land use designation promotes:

Use Mix: up to 25% non-residential, 95% residential uses

Primary Uses: Single-Family, Accessory Dwelling Unit (ADU), Townhouses, Smallplex (2-4 Units), Live-work

Secondary Uses: Small Office, Small Retail, Restaurant, Accessory Commercial Unit (ACU), School, House of Worship

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility service is located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from East Trimmier Road, which is classified as a 110' wide Minor Arterial on the City of Killeen Comprehensive Plan. Staff estimates that there will be 673 trips per day and has determined that a Traffic Impact Analysis is not required for the proposed land use.

Environmental Assessment:

The property is within FEMA regulatory Special Flood Hazard Area (SFHA) Zone AE and Zone X for Trimmier Creek. There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff notified forty-two (42) surrounding property owners regarding this request. Of those property owners notified, twenty-seven (27) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and three (3) reside outside of Killeen. As of date of this staff report, staff has received three (3) written responses regarding the request.

Staff Findings:

Please see the Future Land Use Map Analysis and Neighborhood Analysis sections.

THE ALTERNATIVES CONSIDERED:

The City Council may:

- Disapprove the applicant’s “B-3” request;
- Approve a more restrictive zoning district than requested; or
- Approve the applicant’s “B-3” request as presented

Which alternative is recommended? Why?

Staff recommends approval of the request to rezone the property from “R-1’ (Single-Family Residential District) to “B-3” (Local Business District).

Staff finds the request is consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City’s policy and procedures, as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of City funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

At their regular meeting on May 1, 2023, the Planning and Zoning Commission recommended approval of the request, as recommended by staff, by a vote of 3 to 2 with Vice Chair Gukeisen and Commissioner Wilson in opposition.

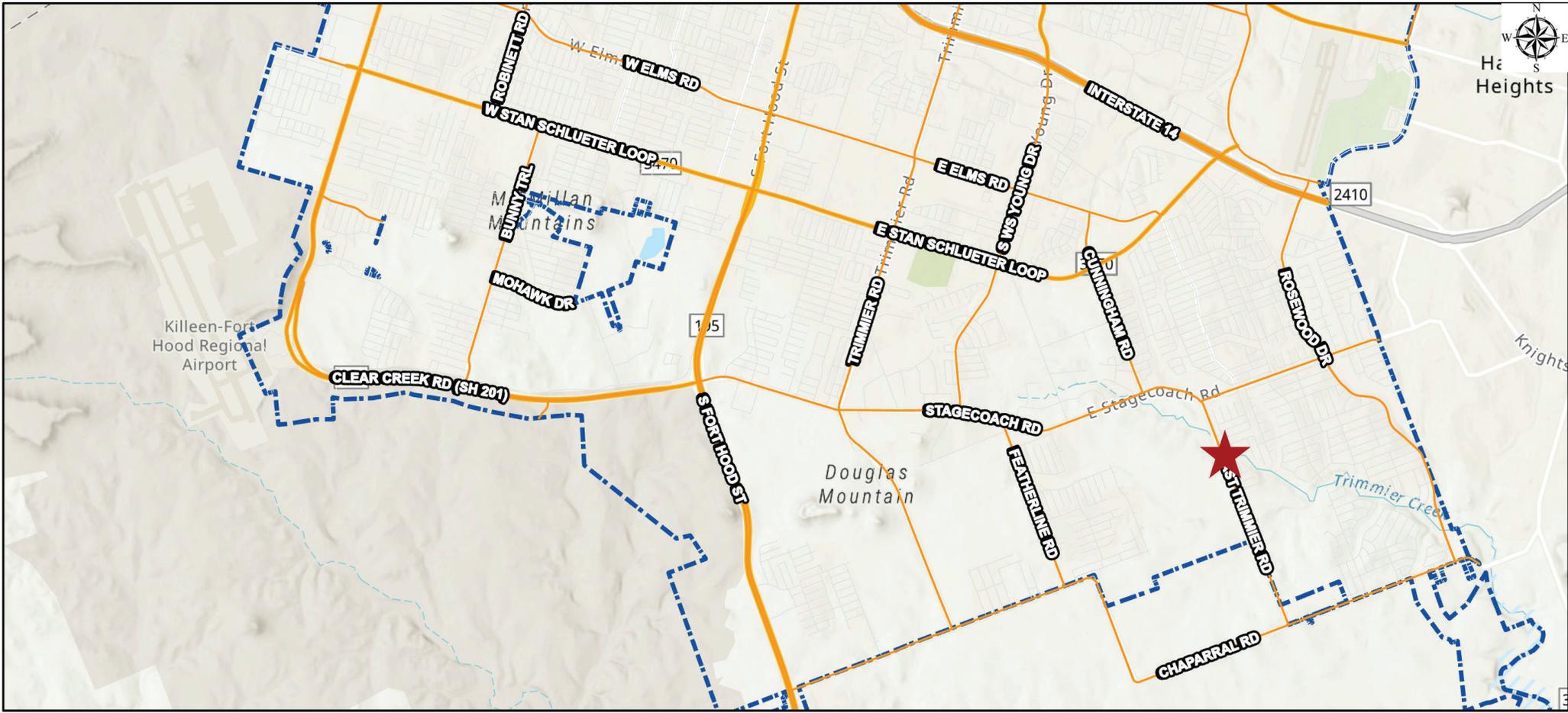
Those Commissioners in opposition to the motion noted concerns regarding the loss of greenspace and the proximity of the proposed development to the floodplain.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Site Photos
Site Plan Exhibit
Responses
Minutes
Ordinance
Considerations
Presentation



LOCATION MAP

Council District: 2



Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

Zoning Case 2023-02
R-1 TO B-3

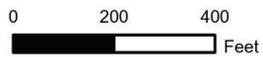
Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP

Council District: 2



Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

Zoning Case 2023-02

R-1 TO B-3

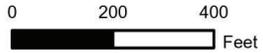
Legend

- Citylimits
- Zoning Case



NOTIFICATION MAP

Council District: 2



Zoning Case 2023-02

R-1 TO B-3

Legend

| | | |
|---------------|------|-----|
| CurrentZoning | A-R1 | PUD |
| A | B-3 | R-1 |

Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

SITE PHOTOS

Case #Z23-02: "R-1" to "B-3"



View of the subject property looking east:



View of the surrounding property to the south:

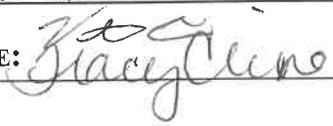


YOUR NAME: Vincent & Tracy Clive PHONE NUMBER: 512 577 6660

CURRENT ADDRESS: 7006 Andalucia Ln Killeen TX 76542

ADDRESS OF PROPERTY OWNED: 7006 Andalucia Ln Killeen TX 76542

COMMENTS: This zoning change is something we strongly oppose. This would allow for a business to block access to Public Space from East Trimmer. It would block access to our back yard for any item that would need to go through a double gate. Part of the reason we purchased this home in this location was the proximity to this public space. This impacts our access, reduces the attractiveness of our view, reduces our property value, blocks access to our back yard from the public space, and removes play area that our 3 boys enjoy.

SIGNATURE:  REQUEST: "R-1" to "B-3" SPO #Z3-02/ 27

RECEIVED

MAY 02 2023

PLANNING

P.O. Box 1329 Killeen, Texas 76541 254.501-7648 Fax 254.501.7628
www.KilleenTexas.gov

YOUR NAME: Chris Money PHONE NUMBER: 978-886-9270

CURRENT ADDRESS: 7002 Andalucia, Killeen

ADDRESS OF PROPERTY OWNED: 7002 Andalucia, Killeen

COMMENTS: I oppose Rezoning the property

SIGNATURE:  REQUEST: "R-1" to "B-3" SPO #Z3-02/ 29

RECEIVED

MAY 02 2023

PLANNING

P.O. Box 1329 Killeen, Texas 76541 254.501-7648 Fax 254.501.7628
www.KilleenTexas.gov

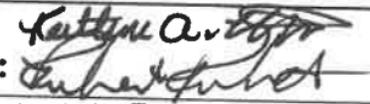
YOUR NAME: Kathryn A. Kittle and Robert E Roberts Jr.

PHONE NUMBER: 480-861-891

CURRENT ADDRESS: 7007 Almond Drive, Killeen, TX 76542

ADDRESS OF PROPERTY OWNED: 7007 Almond Drive, Killeen, TX 76542

COMMENTS: We are STRONGLY OPPOSED the request for Case#Z23-02, rezoning from R-1 to B-3. There is no need for any business structure, including a Dollar General to be placed at this location. There are currently four Dollar Generals less than three miles from the location in question. There are also several convenience and Walmart stores. Adding any additional businesses in this location would increase unwanted traffic to the already UNSAFE congested area, thus hindering the safety of all the current residences. We have owned our property for almost 13 years. We have seen firsthand what the continuing to overdevelop this area has been doing to our already strained resources including but not limited to water and electricity.

SIGNATURE: 

REQUEST: "R-1" to "B-3" SPO #Z3-02/ 18

RECEIVED

MAY 01 2023

P.O. Box 1329 Killeen, Texas 76541 254.501-7648 Fax 254.501.7628
www.KilleenTexas.gov

PLANNING

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 1, 2023
Z23-02
“R-1” to “B-3”

HOLD a public hearing and consider a request submitted by Franklin Land Associates, LLC on behalf of Whitis Investments, LTD (**Case# Z23-02**) to rezone approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The property is located on the east right-of-way of East Trimmier Road and north of Andalucía Lane, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to develop a 10,640 square foot general retail store on the property.

The FLUM designation of the subject property was changed from ‘Public Space’ to ‘Residential Mix’ on April 25, 2023 via Ordinance No. 23-034.

Mr. Hermosillo stated that the subject property is within FEMA regulatory Special Flood Hazard Area (SFHA) Zone AE and Zone X for Trimmier Creek, but the proposed use will be developed outside of the FEMA Special Flood Hazard Area.

Staff notified forty-two (42) surrounding property owners regarding this request. Of those property owners notified, twenty-seven (27) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by council; and three (3) reside outside of Killeen. To date, staff has received one (1) written response in opposition to the request as presented.

Mr. Hermosillo stated that staff finds the request is consistent with the recommendations of the 2022 Comprehensive Plan. Therefore, staff recommends approval of the request as presented.

Mr. Joe Johnston was present to represent the request. He stated that future development on the subject property will not be in the floodplain.

Chairman Minor opened the public hearing at 5:09 p.m.

Mr. Vincent Kline spoke in opposition to the request. He stated that they purchased their residence because of the greenbelt area located on the subject property and the development would prevent use of the property by residents in the adjacent neighborhood. He also noted concerns regarding the impact of the proposed commercial development on their property value.

Ms. Melissa Brown spoke in opposition to the request. She noted concerns regarding the environmental impact of the proposed development adjacent to Trimmier Creek. Ms. Brown also noted that there are already nine (9) other Dollar General stores nearby.

With no one else wishing to speak, the public hearing was closed at 5:15 p.m.

Chairman Minor asked if the FLUM amendment request for the subject property had

been approved by City Council. Ms. Meshier confirmed that it had been approved.

Vice Chair Gukeisen moved to recommend disapproval of the request. Commissioner Wilson seconded, and the motion failed by a vote of 2 to 3 with Commissioners Rowe, Jones, and O'Brien voting in opposition to the motion.

Chairman Minor reminded the commission that the FLUM amendment for the subject property had been approved by City Council, and the Commission recommended approval at their previous meeting.

Commissioner Rowe moved to approve the request as presented. Commissioner Jones seconded, and the motion passed by a vote of 3 to 2 with Commissioners Gukeisen and Wilson in opposition.

Those Commissioners in opposition to the motion noted concerns regarding the loss of greenspace and the proximity of the proposed development to the floodplain.

ORDINANCE _____

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 1.098 ACRES OUT OF THE C. T. BOURLAND SURVEY, ABSTRACT NO. 137, FROM “R-1” (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO “B-3” (LOCAL BUSINESS DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code and Section 31-39 of the City of Killeen Code of Ordinances, the City Council, upon application, may amend the City of Killeen Zoning Ordinance following a recommendation by the Planning and Zoning Commission and a public hearing;

WHEREAS, Franklin Land Associates, LLC, on behalf of Whitis Investments, LTD, presented to the City of Killeen, a request for an amendment to the City of Killeen Zoning Ordinance by changing the classification of approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137, from “R-1” (Single-Family Residential District) to “B-3” (Local Business District);

WHEREAS, the Planning and Zoning Commission of the City of Killeen, following a public hearing on the 1st day of May 2023, duly recommended approval of the application for amendment;

WHEREAS, due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 5:00 P.M., on the 13th day of June 2023, at the City Hall, City of Killeen; and

WHEREAS, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission, and the evidence in support thereof, and the City Council being of the majority opinion that the applicant’s zoning request should be approved as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the zoning classification of approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137, from “R-1” (Single-Family Residential District) to “B-3” (Local Business District), said request being duly recommended for approval of “B-3” (Local Business District), for the property generally located on the east right-of-way of East Trimmier Road and north of Andalucía Lane, Killeen, Texas.

SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 13th day of June 2023, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:

Debbie Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM

Holli C. Clements, CITY ATTORNEY

Case #Z23-02

Ord. #23-___

CONSIDERATIONS

Texas Supreme Court in Pharr v. Tippitt, 616 S. W 2nd 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

A. General Factors to Consider:

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

Any other factors which will substantially affect the health, safety, morals or general welfare.

B. Conditional Use Permit (if applicable)

Whether the use is in harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

C. Conditions to Consider

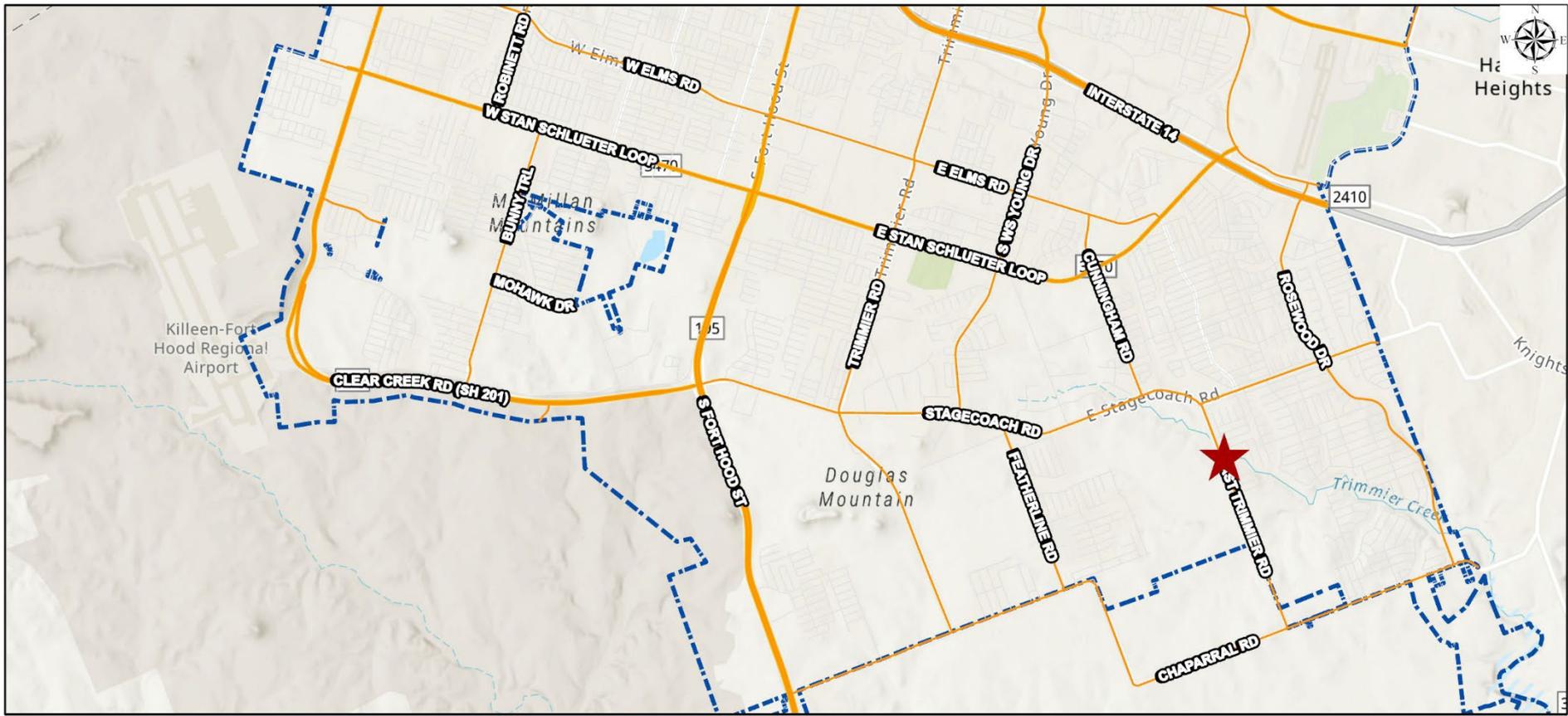
1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.



CASE #Z23-02:
“R-1” TO “B-3”

Case #Z23-02: “R-1” to “B-3”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Franklin Land Associates, LLC on behalf of Whitis Investments, LTD (**Case #Z23-02**) to rezone approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- ❑ The property is generally located on the east side of East Trimmier Road, north of Andalucía Lane, Killeen, Texas.



LOCATION MAP

Council District: 2



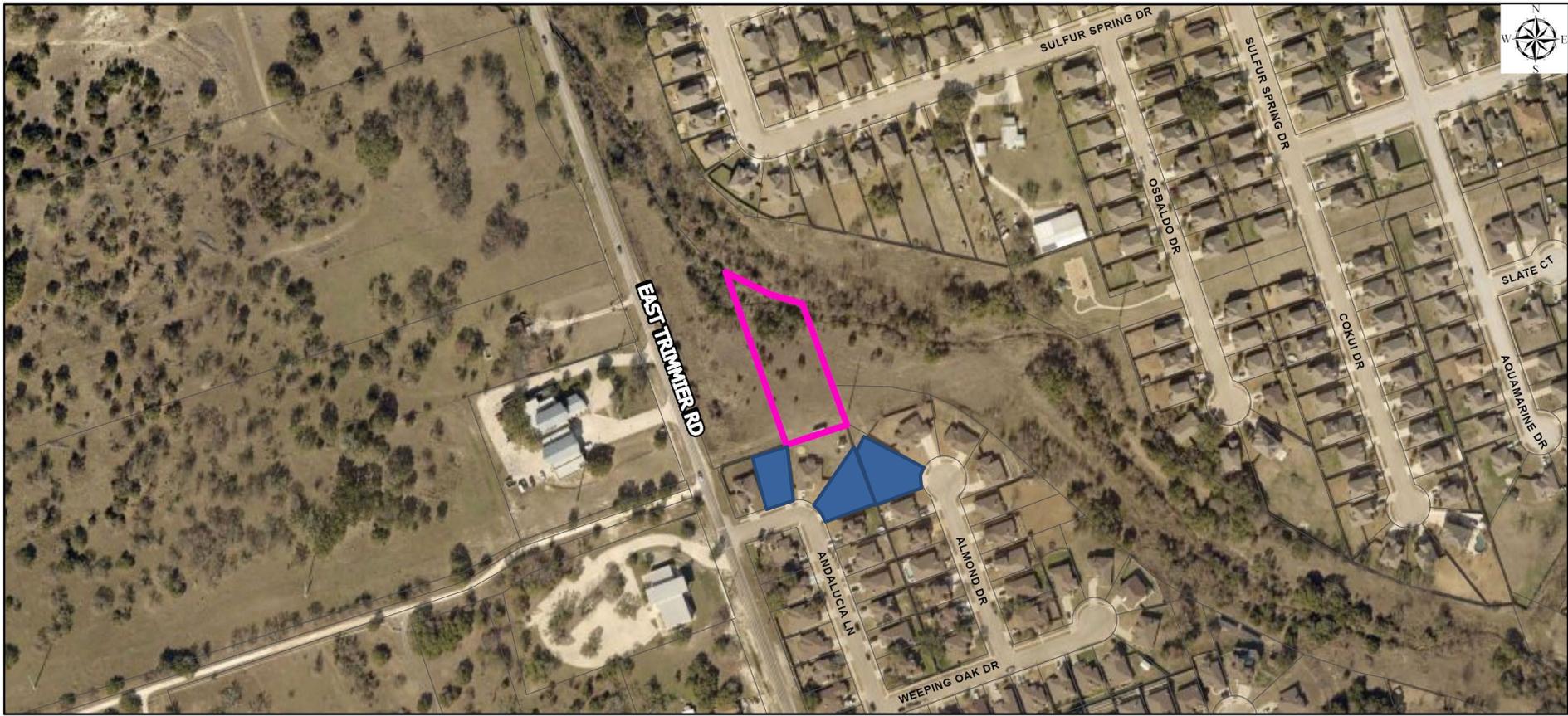
Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

Zoning Case 2023-02

R-1 TO B-3

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
 Council District: 2
 0 200 400
 Feet

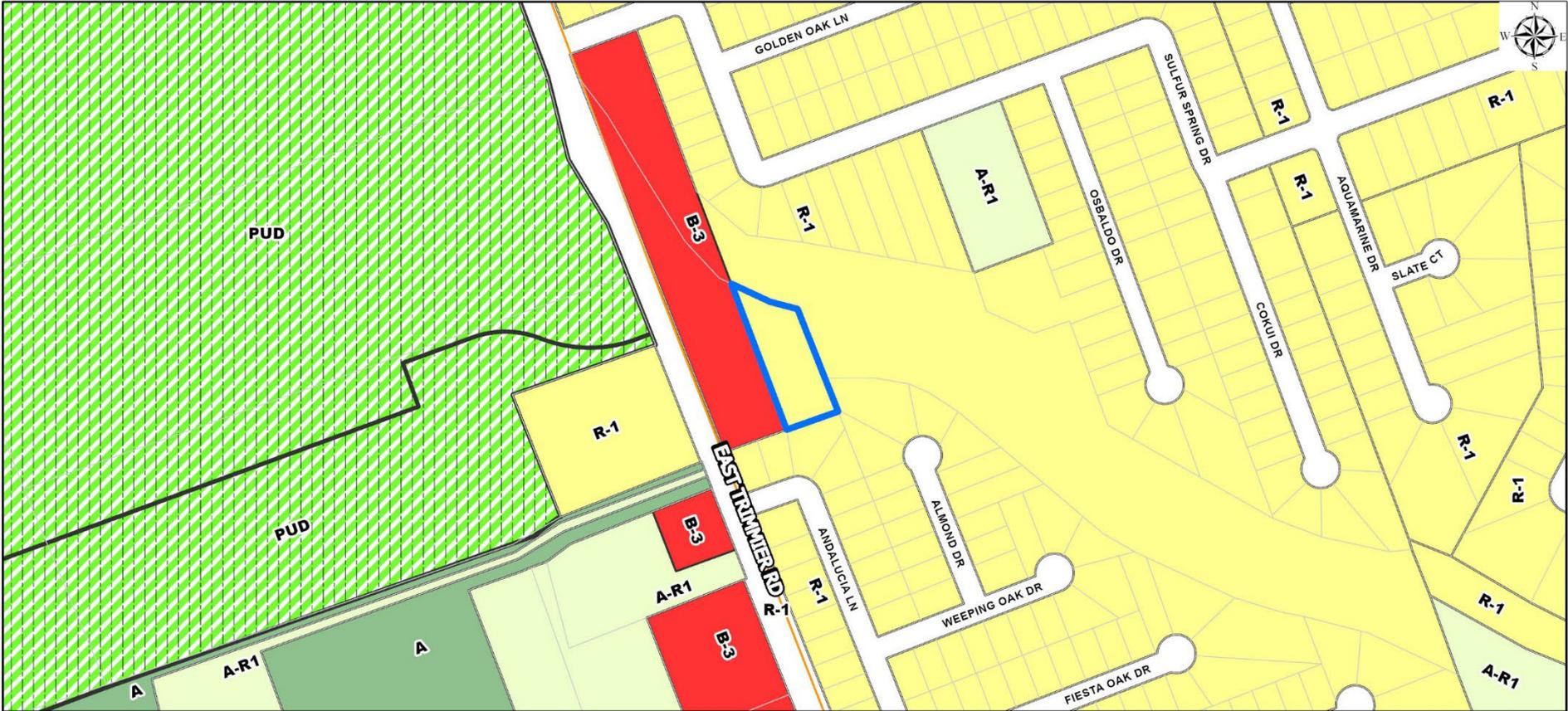
Zoning Case 2023-02

R-1 TO B-3

Opposed 

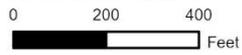
Legend
 Citylimits
 Zoning Case

Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1



ZONING MAP

Council District: 2



Zoning Case 2023-02

R-1 TO B-3

Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

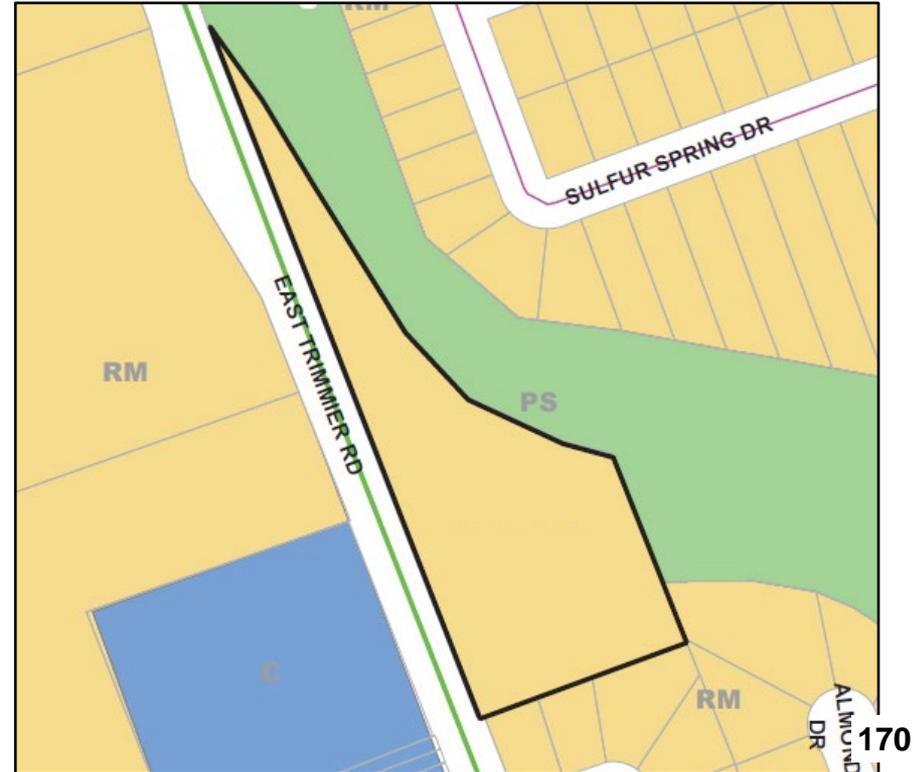
Case #Z23-02: “R-1” to “B-3”

- ❑ The frontage of the property along East Trimmier Road (approx. 170 ft. of depth) is already zoned “B-3”. The applicant’s intent is to rezone the rear portion of the property to be consistent with the frontage.
- ❑ If approved, the applicant intends to develop a 10,640 sq. ft. general retail store on the property.

Comprehensive Plan Analysis

7

- The subject property is designated **'Residential Mix'** on the FLUM.
- The 'Residential Mix' place type promotes a mix of up to 25% non-residential and 95% residential uses.



Comprehensive Plan Analysis

8

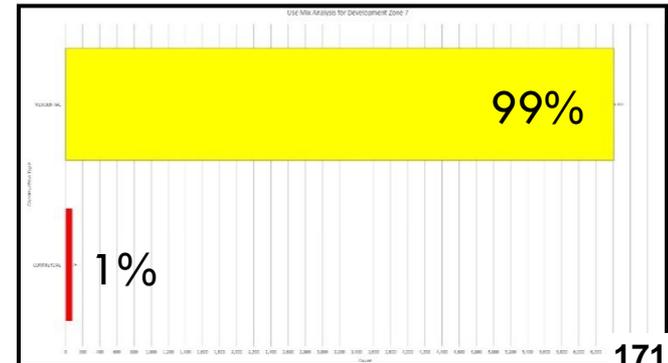
Located within Development Zone #7

Approximate current land use mix:

- 3% agricultural
- 6% non-residential zoning districts
- 91% residential zoning districts

Zoning districts (excluding special districts):

- 99% residential zoning districts
- 1% non-residential zoning districts



Comprehensive Plan Analysis

9

- This request supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **NH4** – Build complete neighborhoods.

Greenway Trail Required

- The Parks & Open Space Master Plan identifies a future Greenway Trail in the floodplain along the northern edge of the property.
- Per Sec. 26-147(c)(4) of the Parkland Dedication and Development Ordinance, the developer is responsible for dedicating property to the City for the trail.
- Therefore, the applicant is proposing to dedicate 1.295 acres within the floodplain to the City.

Greenway Trail Required

- The intent is for the future Greenway Trail to tie into the existing Purser Heritage Hike & Bike Trail, which is located on the north (opposite) side of Trimmier Creek.
- Therefore, the applicant will not be required to construct the Greenway Trail on the subject property.
- The 1.295 acres to be dedicated to the City will serve as a buffer between the future trail and the proposed commercial development.

Case #Z23-02: “R-1” to “B-3”

13

View of the subject property looking east:



176

Case #Z23-02: “R-1” to “B-3”

14

View of the adjacent property to the south:



Case #Z23-02: “R-1” to “B-3”

15

View of the adjacent property to the west:



Case #Z23-02: “R-1” to “B-3”

16

View of the neighboring property to the northeast:



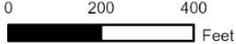
Public Notification

- Staff notified forty-two (42) surrounding property owners regarding this request.
- Of those notified, twenty-seven (27) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and three (3) property owners reside outside of Killeen.
- To date, staff has received three (3) written response in opposition to this request.



NOTIFICATION MAP

Council District: 2



Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

Zoning Case 2023-02

R-1 TO B-3

| Legend | |
|----------------|------|
| Current Zoning | A-R1 |
| A | PUD |
| B-3 | R-1 |

Staff Recommendation

- ❑ Staff finds that the applicant's request is consistent with the 'Residential Mix' designation on the FLUM, and with the recommendations outlined in the 2022 Comprehensive Plan.
- ❑ Therefore, staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "B-3" as requested.

Commission Recommendation

- ❑ The City Council has three (3) alternatives:
 - ❑ Disapprove the applicant's request to rezone the property to "B-3";
 - ❑ Approve a more restrictive zoning district than requested; or
 - ❑ Approve the applicant's request as presented.

Commission Recommendation

- ❑ At their regular meeting on May 1st, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 2 with Commissioners Gukeisen and Wilson in opposition.
- ❑ Those Commissioners in opposition to the motion noted concerns regarding the loss of greenspace and the proximity of the proposed development to the floodplain.



City of Killeen

Staff Report

File Number: DS-23-058

Planning and Zoning Commission Update



PLANNING & ZONING COMMISSION QUARTERLY UPDATE

DS-23-058

June 6, 2023

186

Planning & Zoning Commission Briefing

2

- ❑ The Planning and Zoning Commission meets the first and third Monday of every month, barring holidays.
- ❑ The Commission begins its workshop at 4:00 p.m., followed by a regular meeting at 5:00 p.m.
- ❑ The last Quarterly Update was provided to the Council on March 7, 2023.
- ❑ Since that time, the Planning and Zoning Commission has conducted five (5) meetings.

Planning & Zoning Commission Briefing

3

- ❑ Since March 7, 2023, the Commission has reviewed:
 - ❑ One (1) Preliminary Plat;
 - ❑ One (1) Final Plat;
 - ❑ One (1) Residential Replat;
 - ❑ Two (2) Future Land Use Map (FLUM) amendment request;
 - ❑ Eleven (11) zoning requests; and
 - ❑ Three (3) amendments to the Code of Ordinances.

Approved Plats

4

- ❑ Preliminary Plat:
 - ❑ Killeen East Trimmier DTP Addition (2 lots)

- ❑ Final Plat:
 - ❑ Clear Creek Duplexes (15 residential lots)

- ❑ Residential Replat:
 - ❑ Bunny Trail Village Replat No. 2 (7 residential lots)

FLUM Amendment Requests

5

- ❑ Two (2) FLUM amendment request:
 - ❑ FLUM23-01: 3.727 acres from 'PS' to 'RM' (East Trimmier Rd) – Recommended approval on 3/20
 - ❑ FLUM23-02: 10.56 acres from 'NC' to 'I' (E Veterans Memorial Blvd) – Recommended approval on 5/1

Zoning Requests

6

- ❑ Eleven (11) zoning requests:
 - ❑ Z22-59: 221.272 acres from “A” to “PUD” (Bunny Trail) – Recommended approval on 3/6
 - ❑ Z23-04: ~ 9.61 acres from “UD” to “UD” w/ CUP (Reese Creek Rd) – Recommended approval on 3/6
 - ❑ Z23-03: 2.34 acres from “A” to “NBD” w/ CUP (SH 195) – Recommended approval on 3/20
 - ❑ Z23-05: 6.43 acres from “B-1” to “B-1” w/ CUP (Little Nolan Road) – Recommended approval on 3/20

Zoning Requests

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- ❑ Z23-07: 1.0 acre from “A” to “R-1” (Love Rd) – Recommended approval on 3/20
- ❑ Z23-10: 22.9 acres from “A” to “R-2” (Chaparral Rd) – Recommended disapproval on 4/3
- ❑ Z23-11: 21.16 acres from “A” to “B-2” w/ CUP (Featherline Rd) – Recommended approval on 4/3
- ❑ Z23-12: 1.6 acres from “A” & “AR-1” to “B-3” (Trimmier Rd) – Recommended approval on 4/3

Zoning Requests

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- ❑ Z23-13: 0.02 acres from “B-5” to “B-C-1” (W Veterans Memorial Blvd) – Recommended approval on 4/17
- ❑ Z23-02: 1.098 acres from “R-1” & “B-3” (East Trimmier Rd) – Recommended approval on 5/1
- ❑ Z23-14: 31.005 acres from “A-R1”, “R-3A”, & “B-3” to PUD (Clear Creek Rd & Janelle Dr) – Recommended approval on 5/1

Code Amendments

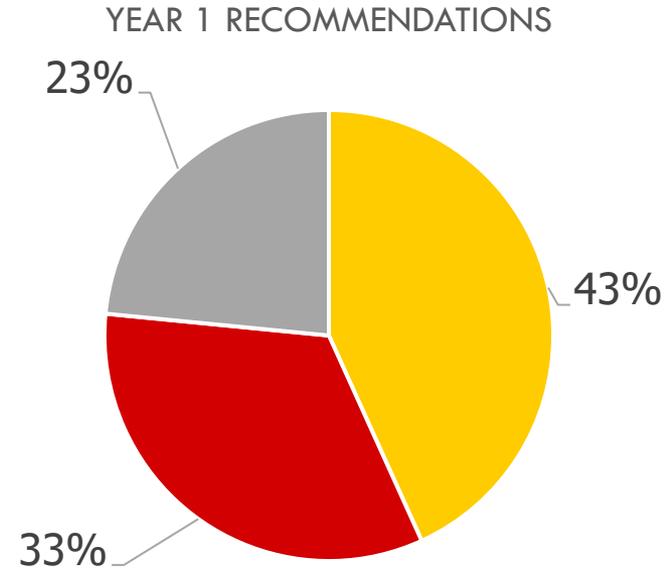
9

- ❑ Three (3) amendments to the Code of Ordinances:
 - ❑ Chapter 31 – residential structures on a single lot and permitted uses in R-3F
 - ❑ Chapter 31 – short term rentals
 - ❑ Chapter 31 – demolition by neglect

Comp Plan Implementation Progress

10

- Year 1 Recommendations:
 - COMPLETED / UNDERWAY – 27
 - ONGOING – 35
 - NOT UNDERWAY – 19
 - TOTAL – 81



■ ONGOING ■ COMPLETED/UNDERWAY ■ NOT UNDERWAY

Questions/Comments

11

- The Planning and Zoning Commission will continue to do its part to facilitate Killeen's vision for the future and is looking forward to working with the Council, City staff and all citizens.
- I am available for any questions or comments that you may have.



City of Killeen

Staff Report

File Number: DS-23-059

Discuss and consider Scenic City Certification Program.



SCENIC TEXAS

DS-23-059

June 6, 2023

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Background

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- May 2, 2023 - Motion of direction to discuss participation in the Scenic City Certification Program from Scenic Texas.
- Scenic Texas supports and recognizes cities that implement high-quality scenic standards for public spaces.
- Provides a proven tool for assessment, evaluation, and recognition of infrastructure standards.

Benefits

3

- ❑ Provide impartial third-party evaluation of existing standards
- ❑ Form a basis for continual review and analysis of development plans
- ❑ Serve as a platform to educate citizens on the impact of local regulations
- ❑ Support economic development efforts
- ❑ Provide additional support for our Comprehensive Plan

Evaluation Criteria

4

Scenic Texas primarily looks at a municipality's ordinances across ten (10) visual tenants:

- Streetscape enhancement;
- Parks, trails, and open space;
- Lighting standards;
- Design integrity;
- Landscaping;
- Sign control;
- Litter and graffiti prohibition;
- Utility and cable line programs;
- Dumpster screening; and
- Unique municipal features and special programs.

Evaluation Criteria (cont)

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- At a minimum, a municipality must:
 - ▣ Have a landscaping or tree planting program;
 - ▣ Have a system to issue on-premise sign permits; and
 - ▣ Must prohibit new billboards.

Cost

6

- Year 1: \$1,500 / year
- Years 2-5: \$750 / year
- If the city desires to “rank up” in Year 2-5, there is an additional \$750 fee to re-evaluate.
 - Ranks are Recognized, Bronze, Silver, Gold, and Platinum

Alternatives

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- Do not participate in the Scenic City Certification Program
- Apply to participate in the Scenic City Certification Program in 2023 (application deadline is July 10). Staff notes that we do not currently meet minimum requirements for certification.
- Apply to participate in the Scenic City Certification Program following the adoption of a new Unified Development Code (UDC).

Recommendation

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- Apply to participate in the Scenic City Certification Program following the adoption of a new Unified Development Code (UDC).



City of Killeen

Staff Report

File Number: DS-23-061

Discuss and consider setting a date for a tour of the Belton Water Treatment Plant.



City of Killeen

Staff Report

File Number: DS-23-060

Discuss pending litigation: Bell County v. City of Killeen Cause No. 23DCV338257