

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
August 9, 2022 at 5:00 p.m.

Presiding: Mayor Debbie Nash-King

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

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

Edmond Jones gave the invocation. Councilmember Alvarez 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.*

**Citizens Petitions**

**CP-22-016** Fred Garvin - Stagecoach Fire Response  
Mr. Garvin addressed City Council regarding his disappointment in the City's response to the recent fire on Stagecoach Road.

Keaka Atkinson, Mr. Garvin's neighbor, also spoke regarding the City's response to the recent fire on Stagecoach Road.

**Citizen Comments**

There were no citizen comments.

**Consent Agenda**

**MN-22-020** Consider Minutes of Regular City Council Meeting of July 12, 2022.

**RS-22-105** Consider a memorandum/resolution rescheduling the City Council meetings for October, November, and December 2022.

**RS-22-106** Consider a memorandum/resolution approving the submittal of a Defense Economic Adjustment Assistance Grant application for the construction of the Bell County Water Control and Improvement District #1 Lake Belton Water Plant Power Resilience Project.

**RS-22-107** Consider a memorandum/resolution to declare the public purpose and approve the grant funding allocations for six nonprofit organizations with funding from the American Rescue Plan Act.

**RS-22-108** Consider a memorandum/resolution approving an election services contract with Bell County.

*Motion was made by Mayor Protem Wilkerson to approve the consent agenda. Motion was seconded by Councilmember Boyd. The motion carried unanimously.*

### **Resolutions**

**RS-22-098** Consider a memorandum/resolution approving fee increases for the Stonetree Golf Club. (Tabled from July 26, 2022 Regular City Council Meeting)

**Staff Comments:** Kent Cagle, City Manager

This item was tabled at the July 26, 2022 Regular City Council Meeting and was presented again at the August 2, 2022 Workshop. City Council wanted to review and consider further pricing options relating to the proposed rate increases.

*Motion was made by Mayor Protem Wilkerson to approve RS-22-098. Motion was seconded by Councilmember Alvarez. Motion carried 5 to 2, with Councilmembers Adams and Cobb in opposition.*

### **Ordinances**

**OR-22-011** Consider an ordinance ordering a Special Election to be held on November 8, 2022.

**Staff Comments:** Holli Clements, Interim City Attorney

This item was presented to City Council during their August 2, 2022 Workshop meeting. Ms. Clements was available to provide additional information and answer questions.

*Motion was made by Mayor Protem Wilkerson to approve OR-22-011, with a change of the language to be: Proposition A – Shall an initiative ordinance be approved to eliminate enforcement of low-level marijuana offenses in the City of Killeen. Motion was seconded by Councilmember Boyd.*

*Councilmember Gonzalez made an amendment to the motion to include the statement as presented by Councilmember Wilkerson first, but also to include the additional language and information of the Proposition as presented thereafter. Motion was seconded by Councilmember Cobb. Motion carried 6 to 1, with Mayor Protem Wilkerson in opposition.*

*Motion to approve OR-22—11 as amended carried unanimously.*

## Public Hearings

**PH-22-048** HOLD a public hearing and consider an ordinance requested by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (Case #Z22-24) to rezone approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177 from “A” (Agricultural District) to a Planned Unit Development (PUD) with “A-R1” (Agricultural Single-Family Residential District), “SR-1” (Suburban Residential Single-Family Residential District), “SR-2” (Suburban Residential Single-Family District), “SF-2” (Single-Family Residential District), “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), and “B-5” (Business District) uses. The property is locally addressed as 4244 Stagecoach 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 APPROXIMATELY 390.72 ACRES OUT OF THE M. J. PLEASANT SURVEY, ABSTRACT NO. 652 AND THE S. D. CAROTHERS SURVEY, ABSTRACT NO. 177, FROM “A” (AGRICULTURAL DISTRICT) TO A PLANNED UNIT DEVELOPMENT (PUD) WITH “A-R1” (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT), “SR-1” (SUBURBAN RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DISTRICT), “SR-2” (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT), “SF-2” (SINGLE FAMILY RESIDENTIAL DISTRICT), “R-1” (SINGLE-FAMILY RESIDENTIAL DISTRICT), “R-2” (TWO-FAMILY RESIDENTIAL DISTRICT), AND “B-5” (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 August 2, 2022 Workshop meeting. Mr. Revell was available to provide additional information and answer questions.

The applicant’s agent, Chris Doose of Flintrock Builders, was available to provide additional information and answer questions.

Mayor Nash-King opened the public hearing.

Russell Coburn spoke in opposition of the request.

Debbie Voigt spoke in opposition of the request.

Heather McNeely spoke in opposition of the request.

Mellisa Brown spoke in opposition of the request.

Desmond Graham spoke in favor of the request.

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

*Motion was made by Councilmember Segarra to approve PH-22-048. Motion was seconded by Councilmember Boyd.*

*Mayor Protem Wilkerson made an amendment to the motion to include conditions 2 and 3, as outlined by the Planning and Zoning Commission:*

- 2. That the traffic flow is right.*
- 3. That lights be provided in the trail area.*

*Motion was seconded by Councilmember Cobb.*

*Mayor Protem rescinded the motion. Councilmember Cobb seconded the rescindment of the motion.*

*Councilmember Segarra amended the original motion to approve PH-22-048, to include conditions 2 (traffic flow) and 3 (lighting in the trail area). Motion was seconded by Councilmember Boyd.*

City Council took a 5-minute recess at 7:08 p.m.  
Regular Session reconvened at 7:13 p.m.

*Motion carried unanimously.*

**PH-22-061** HOLD a public hearing and consider an ordinance requested by George and Cora Rodenbusch (Case #Z22-32) to rezone approximately 0.91 acres out of the Original Town of Killeen, Lots 3 and 4, Block 4 from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 502 and 510 N. 8th Street, 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 APPROXIMATELY 0.91 ACRES OUT OF THE ORIGINAL TOWN OF KILLEEN, LOTS 3 AND 4, BLOCK 4, FROM “B-5” (BUSINESS DISTRICT) TO “B-C-1” (GENERAL BUSINESS AND ALCOHOL SALES 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 August 2, 2022 Workshop meeting. Mr. Revell was available to provide additional information and answer questions.

The applicant’s representative, Justin Irwin, was available to provide additional information and answer questions.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Adams to approve PH-22-061. Motion was seconded by Councilmember Gonzalez. Motion carried 6 to 1, with Councilmember Boyd in opposition.*

**PH-22-062** HOLD a public hearing and consider an ordinance requested by Quintero Engineering, LLC on behalf of BFF Construction, LLC (Case #Z22-37) to rezone approximately 0.16 acres out of the John R. Smith Survey Abstract No. 797 from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). The property is locally addressed as 1015 N. 10th Street, 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 APPROXIMATELY 0.16 ACRES OUT OF THE JOHN R. SMITH SURVEY, ABSTRACT NO. 797, FROM “B-3” (LOCAL BUSINESS DISTRICT) TO “R-3F” (MULTIFAMILY RESIDENTIAL 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 August 2, 2022 Workshop meeting. Mr. Revell was available to provide additional information and answer questions.

The applicant’s representative, George Mesa of Quintero Engineering, was available to provide additional information and 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 PH-22-062, with R-2 (Two-Family Residential District) zoning. Motion was seconded by Councilmember Segarra. Motion carried 6 to 1, with Councilmember Boyd in opposition.*

**PH-22-063** HOLD a public hearing and consider an ordinance requested by Grady Watson on behalf of Lowans Pilkey (Case #Z22-33) to rezone approximately 0.44 acres out of 13.16 acres from the A. Dickson Survey Abstract No. 0266 from “M-1” (Manufacturing District) to “R-MP” (Mobile Home and Travel Trailer Park). The property is locally addressed as 112 S. 38th Street, 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 APPROXIMATELY 0.44 ACRES OUT 13.16 ACRES FROM THE A. DICKSON SURVEY, ABSTRACT NO. 0266, FROM “M-1” (MANUFACTURING DISTRICT) TO “R-MP” (MOBILE HOME AND TRAVEL TRAILER PARK); 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 August 2, 2022 Workshop meeting. Mr. Revell was available to provide additional information and answer questions.

The applicant was not available.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Gonzalez to approve PH-22-063. Motion was seconded by Councilmember Adams. Motion carried unanimously.*

**PH-22-064** HOLD a public hearing and consider an ordinance requested by Quintero Engineering on behalf of BFF Construction, LLC (Case #Z22-36) to rezone approximately 0.432 acres out of the John R. Smith Survey Abstract No. 797 from “B-3” (Local Business District) to “R-3F” - (Multifamily Residential District). The property is locally addressed as 1200 and 1204 N. 8th Street, Killeen, Texas.

THE CITY SECRETARY READS THE CAPTION OF THE ORDINANCE:  
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 0.432 ACRES OUT OF THE JOHN R. SMITH SURVEY, ABSTRACT NO. 797, FROM “B-3” (LOCAL BUSINESS DISTRICT) TO “R-3F”- (MULTIFAMILY RESIDENTIAL 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 August 2, 2022 Workshop meeting. Mr. Revell was available to provide additional information and answer questions.

The applicant’s representative, George Mesa of Quintero Engineering, was available to provide additional information and answer questions.

Mayor Nash-King opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Adams to approve PH-22-064, with R-2 (Two-Family Residential District) zoning. Motion was seconded by Councilmember Gonzalez. Motion carried 6 to 1, with Councilmember Boyd in opposition.*

**PH-22-065** HOLD a public hearing and consider an ordinance amending Killeen Code of Ordinances Sec. 31-39 to expand the public notification requirements for Future Land Use Map amendment and zoning requests to four hundred (400) feet; and establishing a process and criteria for Future Land Use Map amendment requests.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF KILLEEN; PROVIDING FOR AMENDMENTS TO THE CITY'S LAND USE REGULATIONS; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**Staff Comments:** Edwin Revell, Executive Director of Development Services  
This item was presented to City Council during their August 2, 2022 Workshop meeting. Mr. Revell was available to provide additional information and 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 PH-22-065. Motion was seconded by Councilmember Boyd. Motion carried unanimously.*

### **Adjournment**

With no further business, upon motion being made by Mayor Protem Wilkerson, seconded by Councilmember Adams, and unanimously approved, the meeting was adjourned at 7:35 p.m.

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Debbie Nash-King, Mayor

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Laura J. Calcote, Interim City Secretary