

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
December 7, 2021 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Debbie Nash-King, Councilmembers Jessica Gonzalez, Nina Cobb (arrived at 5:14 p.m.), Michael Boyd, Ken Wilkerson, Rick Williams, and Mellisa Brown.

Also attending were City Manager Kent Cagle, City Attorney Traci Briggs, City Secretary Lucy Aldrich, and Sergeant-at-Arms Cole.

Mayor Pro Tem Nash-King gave the invocation. Councilmember Williams led everyone in the Pledge of Allegiance.

**Approval of Agenda**

*Motion was made by Mayor Pro Tem Nash-King to approve the agenda as written. Motion was seconded by Councilmember Boyd. The motion carried unanimously.*

**Presentations**

**PR-21-009** Presentation - Bell County Child Safety Check  
Bell County Tax Assessor-Collector Shay Luedeke presented a check to the City of Killeen in the amount of \$170,775.89, collected by the county on vehicle registrations to be used for school crossings.

**PR-21-010** Presentation - Bell County Hotel Occupancy Check  
Bell County Commissioner John Driver presented a check to the City of Killeen in the amount of \$96,785.16, this check represents the amount of revenue collected by Bell County from individual hotel stays in the City of Killeen. These funds will be deposited into the Hotel Occupancy Fund.

**Citizen Comments**

No one signed up to speak.

**Consent Agenda**

**MN-21-027** Consider Minutes of Regular City Council Meeting of November 9, 2021.

**RS-21-151** Consider a memorandum/resolution authorizing the procurement of fleet vehicles and equipment from Caldwell Country Chevrolet through the TASB BuyBoard cooperative in the amount of \$740,745 and from Rockdale Country Ford through the TASB BuyBoard cooperative in the amount of \$404,370.

- RS-21-152** Consider a memorandum/resolution rejecting bids received for Bid No. 22 05, Petroleum Products and Diesel Exhaust Fluid.
- RS-21-153** Consider a memorandum/resolution authorizing the purchase of library materials from Ingram Library Services through the TXSMARTBUY cooperative in an amount not to exceed \$90,000.
- RS-21-154** Consider a memorandum/resolution authorizing the purchase of personal protective equipment from North American Fire Equipment Company through the Sourcewell cooperative in the amount of \$147,383.85.
- RS-21-155** Consider a memorandum/resolution authorizing the purchase of portable and mobile radios, repairs/parts and accessories from Dailey & Wells Communication through the DIR cooperative in an amount not to exceed \$311,061.72.
- RS-21-156** Consider a memorandum/resolution authorizing a professional services agreement with K Friese & Associates, Inc. (KFA) for the design of the Willowsprings and Watercrest Road Reconstruction Project in the amount of \$1,902,976.86.  
**(AGENDA ITEM REMOVED FROM CONSENT AGENDA)**

*Motion was made by Councilmember Wilkerson to approve the consent agenda removing RS-21-156 for separate consideration. Motion was seconded by Councilmember Brown. Motion carried 5 to 1 with Councilmember Williams in opposition.*

- RS-21-156** Consider a memorandum/resolution authorizing a professional services agreement with K Friese & Associates, Inc. (KFA) for the design of the Willowsprings and Watercrest Road Reconstruction Project in the amount of \$1,902,976.86.  
Mr. Andrew Zagars, City Engineer was available to answer questions and to provide additional information.

Councilmember Nina Cobb joined the meeting at 5:14 p.m.

*Motion was made by Councilmember Wilkerson to approve RS-21-156. Motion was seconded by Mayor Pro Tem Nash-King. Motion carried 6 to 1 with Councilmember Brown in opposition.*

### **Public Hearings**

- PH-21-065** HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (Case #FLUM21 09) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) designation to a 'General Residential' (GR) designation for approximately 9.147 acres out of the James Cook Survey, Abstract No. 161. The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO CHANGE APPROXIMATELY 9.147 ACRES OUT OF THE JAMES COOK SURVEY, ABSTRACT NO. 161, FROM A 'RURAL' (R) TO 'GENERAL RESIDENTIAL' (GR) DESIGNATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**Staff Comments:** Wallis Meshier, Director of Planning

The property is designated as rural on the Future Land Use Map (FLUM) of the Comprehensive Plan. The applicant has submitted a concurrent request to rezone the property from agricultural district to residential townhouse single-family district. Staff mailed courtesy notices to one hundred and eleven (111) property owners. Staff finds that the applicant's request is consistent with the adjacent residential land uses. The Planning and Zoning Commission recommended approval by a vote of 6 to 0.

Mayor Segarra invited the applicant to speak.

The applicant, Mr. Ace Reneau, was available to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Wilkerson to approve PH-21-065. Without a second the motion died. Motion was made by Councilmember Boyd to table PH-21-065 until the January 18, 2022 and January 25, 2022 City Council Meetings. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.*

**PH-21-066** HOLD a public hearing and consider an ordinance submitted by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (Case #Z21 33) to rezone approximately 9.147 acres out of the James Cook Survey, Abstract No. 161 from "A" (Agricultural District) to "RT 1" (Residential Townhouse Single Family District). The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.

Mayor Segarra invited the applicant to speak.

The applicant, Mr. Ace Reneau, was available in the audience but did not speak.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Mayor Pro Tem Nash-King to table PH-21-066 until the January 18, 2022 and January 25, 2022 City Council Meetings. Motion was seconded by Councilmember Boyd. Motion carried unanimously.*

**PH-21-067** HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Fameco Texas, LLC (Case #Z21 28) to rezone approximately 1.523 acres, being part of Lots 7 and 8, Cole (Unrecorded), from “B 3” (Local Business District), “R 3” (Multifamily Residential District), and “R MH” (Residential Mobile Home District) to “B 5” (Business District). The property is addressed as 1300 and 1314 N. 8th St., 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 1.523 ACRES BEING PART OF LOTS 7 AND 8, COLE (UNRECORDED), FROM “B-3” (LOCAL BUSINESS DISTRICT), “R-3” (MULTIFAMILY RESIDENTIAL DISTRICT), AND “R-MH” (MOBILE HOME 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:** Wallis Meshier, Director of Planning

The current use of the property is an existing non-conforming automotive repair and auto body business with an impound yard. If approved, the requested “B-5” (Business District) will bring the current use of the property into conformance with the zoning. Staff notified sixty-three (63) surrounding property owners regarding this request. To date, staff has received no written responses. Ms. Meshier reviewed the history of the property as it pertains to a Specific Use Permit in April 1999 that has expired. She also described code violations that were identified in recent months following an inspection by Code Enforcement and Environmental Services. Staff finds that the request is consistent with the Future Land Use Map of the Comprehensive Plan. The Planning and Zoning Commission recommended approval of “B-3” (Local Business District) by a vote of 5 to 1.

Mayor Segarra invited the applicant to speak.

The applicant, Mr. Ace Reneau and Mr. J.T. Hahn, were available to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

Ms. Holly Teel spoke in support of the request.

Mr. Leo Gukeisen spoke in support of the request.

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

*Motion was made by Councilmember Brown to approve PH-21-067 with a B-4 zoning designation. Motion was seconded by Councilmember Wilkerson. During discussions, Councilmember Wilkerson rescinded his second. Motion was seconded by Mayor Pro Tem Nash-King. Motion failed 3 to 4 with Councilmember Cobb, Councilmember Boyd, Councilmember Gonzalez and Councilmember Wilkerson in opposition. Motion was made by Councilmember Gonzalez to approve PH-21-067 with a B-5 zoning designation. Motion was seconded by Councilmember Wilkerson. Motion failed 3 to 4 with Mayor Pro Tem Nash-King, Councilmember Boyd, Councilmember Brown and Councilmember Cobb in opposition. Motion was made by Councilmember Brown to table PH-21-067 until the January 18, 2022 and January 25, 2022 City Council Meetings. Without a second the motion died. Motion was made by Councilmember Williams to approve PH-21-067 with a B-4 zoning designation. Motion was seconded by Mayor Pro Tem Nash-King. Motion carried 5 to 2 with Councilmember Boyd and Councilmember Gonzalez in opposition.*

### **Adjournment**

With no further business, upon motion being made by Councilmember Brown, seconded by Councilmember Wilkerson, and unanimously approved, the meeting was adjourned at 6:14 p.m.