

City of Killeen
City Council Meeting
Killeen City Hall
May 20, 2025 at 3:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Riakos Adams, Councilmembers Anthony Kendrick, Nina Cobb (*via Zoom*), Jose Segarra, Joseph Solomon, Ramon Alvarez and Jessica Gonzalez

Also attending were City Manager Kent Cagle, Assistant City Manager Laurie Wilson, City Attorney Holli Clements, Deputy City Secretary Beatrice Canseco and Sergeant-at-Arms Marquez

Carl Sherman gave the invocation. Councilmember Gonzalez led everyone in the Pledge of Allegiance.

Approval of Agenda

Motion was made by Mayor Protem Adams to approve the agenda, as presented. Motion was seconded by Councilmember Solomon. The motion carried unanimously (7-0).

Presentations

PR-25-010 Killeen Star Award

Mayor Nash King and Councilmember Solomon recognized W.M. Jimmie Gee with Pride of Killeen #620 for being an outstanding community member.

PR-25-011 Youth Advisory Commission Biannual Presentation

Youth Advisory Commission President, Carlos Torres, presented this item to City Council. Mr. Torres was available to provide additional information and to answer questions.

Work Session

Discuss agenda items 3 - 17 for the May 20, 2025 Regular Session

Citizen Comments on Agenda Items

Marvin Kelker spoke regarding DS-25-026.

Sean Price spoke regarding RS-25-079, RS-25-083, RS-25-084 and RS-25-085.

Michael Fornino spoke regarding DS-25-024, RS-25-078 and RS-25-084.

James Sills spoke regarding DS-25-023.

Mellisa Brown spoke regarding RS-25-079 and RS-25-086.

Carl Sherman spoke regarding DS-25-024.

Regular Session

Consent Agenda

- MN-25-010** Consider Minutes of Regular City Council Meeting of April 15, 2025.
- RS-25-078** Consider a memorandum/resolution approving the appointment of an Executive Director of Communications and Marketing.
- RS-25-079** Consider a memorandum/resolution approving an agreement with Zenner USA awarding naming rights for the Family Aquatics Center and four athletic fields within the Killeen Athletic Complex.
- RS-25-080** Consider a memorandum/resolution approving a Memorandum of Agreement with Armed Services Young Men's Christian Association (ASYMCA) for the joint use of facilities.
- RS-25-081** Consider a memorandum/resolution authorizing an Interlocal Agreement with Hill Country Transit District to provide transportation services for the City of Killeen Elderly Transportation Program, in the amount of \$50,793.00.
- RS-25-082** Consider a memorandum/resolution approving a five-year Professional Services Agreement with Gases101 for the Killeen Fire Department, in an annual amount of \$28,755.
- RS-25-083** Consider a memorandum/resolution consenting to the creation of an emergency services district proposed to be known as Bell County Emergency Services District No. 3, which includes a portion of the extraterritorial jurisdiction of the City of Killeen.
- RS-25-084** Consider a memorandum/resolution authorizing the approval of Change Order Number 2 for the Watercrest Road Reconstruction Project, in the amount of \$1,220,340.28.
- RS-25-085** Consider a memorandum/resolution authorizing a letter of no objection regarding an application for Foreign Trade Zone designation to be submitted by Dongjin Semichem Texas, Inc.

*Motion was made by Councilmember Solomon to approve the Consent Agenda, as presented.
Motion was seconded by Mayor Protem Adams. The motion carried unanimously (5-0).*

Public Hearings

- PH-25-012** Hold a public hearing and consider an ordinance requested by Republic Engineering & Development Services on behalf of 5011CunninghamRd Killeen, LLC (Case# Z25-04) to rezone approximately 22.91 acres out of the T. Cunningham Survey, Abstract No. 199, being Lots 71-74 out of Llewelyn Estates #3 (unrecorded subdivision), from "A" (Agricultural District) and "R-1" (Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) and "RT-1" (Residential Townhouse Single-Family District) uses. The subject property is locally addressed as 5011 Cunningham Road, Killeen, Texas. (Requires a $\frac{3}{4}$ majority vote).

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 22.91 ACRES OUT OF THE R. CUNNINGHAM SURVEY, ABSTRACT NO. 199, BEING LOTS 71-74 OUT OF LLEWELYN ESTATES #3 (UNRECORDED SUBDIVISION) FROM "A" (AGRICULTURAL DISTRICT) AND "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH "SF-2" (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "RT-1" (RESIDENTIAL TOWNHOUSE SINGLE-FAMILY DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Applicant, Joshua Thoreau, was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Sean Price spoke in favor of the ordinance.

Debbie Rogers spoke in opposition of the ordinance.

Sue Hallmark spoke in opposition of the ordinance.

Rick Davis spoke in opposition of the ordinance.

Harly Aguilar spoke in opposition of the ordinance.

Steve Overby spoke in opposition of the ordinance.

James Sills spoke in opposition of the ordinance.

Heather McNealy spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

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

Motion was made by Councilmember Alvarez to approve PH-25-012, to include conditions that the detention pond be modeled to 100-year storm event, that Love Spur ditches be improved and that the location of the emergency access gate be negotiated with the adjacent property owners. Motion was seconded by Councilmember Cobb. The motion failed 4-3, for lack of supermajority, with Councilmembers Segarra, Solomon and Mayor Protem Adams in opposition.

DS-25-024 Upcoming Stage 4 Water Conservation

Staff Comments: Jeffrey Reynolds, Executive Director of Public Works
Mr. Reynolds presented this item to City Council for discussion. Mr. Reynolds was available to provide additional information and to answer questions.

- PH-25-023** Hold a public hearing and consider an ordinance submitted by Mitchell & Associates, Inc., on behalf of Central Texas United Groups Inc. and J & U Properties, LLC, (Case# Z25-09) to rezone approximately 5.6 acres out of the W. H. Cole Survey, Abstract No. 200, from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District). The subject properties are locally addressed as 10450 Trimmier Road and 3350 Chaparral Road, 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 APPROXIMATELY 5.6 ACRES BEING PART OF [PROPERTY DESCRIPTION] FROM OUT OF THE W. H. COLE SURVEY, ABSTRACT NO. 200 FROM "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: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Mellisa Brown spoke in opposition of the ordinance.

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

Motion was made by Councilmember Solomon to approve PH-25-023. Motion was seconded by Mayor Protem Adams. The motion carried unanimously (7-0).

- PH-25-024** Hold a public hearing and consider a City-initiated request (Case #Z25-10) to rezone eight (8) lots, including Lots 11, 12, 39, and 40, Block 2, and Lots 43 and 44, Block 3, out of the Gray Park Addition; and part of Lot 2 and all of Lot 3, Block 13, out of the McNair Park Replat, from "B-5" (Business District) to "R-1" (Single-Family Residential District). The subject properties are locally addressed as 1004 and 1006 Stewart Street; 1003, 1004, 1005, and 1006 Alexander Street; and 1003 and 1005 Jackson Street, 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 LOTS 11, 12, 39, AND 40, BLOCK 2, AND LOTS 43 AND 44, BLOCK 3, OUT OF THE GRAY PARK ADDITION; AND PART OF LOT 2 AND ALL OF LOT 3, BLOCK 13, OUT OF THE MCNAIR PARK REPLAT FROM "B-5" (BUSINESS DISTRICT) TO "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier 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 Solomon to approve PH-25-024. Motion was seconded by Mayor Protem Adams. The motion carried unanimously (7-0).

PH-25-025 Hold a public hearing and consider an ordinance to amending Chapter 31 of the Killeen Code of Ordinances, providing amendments to the requirements for the process and requirements for obtaining a Conditional Use Permit.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING CHAPTER 31 OF THE CITY OF KILLEEN CODE OF ORDINANCES; PROVIDING FOR CONDITIONAL USE PERMITS FOR THE SALE OR DISTRIBUTION OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Mellisa Brown spoke in favor of the ordinance.

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

Motion was made by Councilmember Gonzalez to approve PH-25-025. Motion was seconded by Mayor Protem Adams. The motion carried unanimously (7-0).

PH-25-026 Hold a public hearing and consider an ordinance designating the Residential Reinvestment Zone, an approximate 7,064-acre tract generally located on the northern edge of the city from the border of Fort Cavazos to the north and west, City of Harker Heights City limits to the east, and Hallmark Avenue, Terrace Drive, and East Veterans Memorial to the south.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, DESIGNATING AN APPROXIMATE 7,063.59-ACRE TRACT OF LAND, GENERALLY LOCATED ON THE NORTHERN EDGE OF THE CITY FROM THE BORDER OF FORT CAVAZOS TO THE NORTH AND WEST, TO CITY OF HARKER HEIGHTS CITY LIMITS TO THE EAST, AND HALLMARK AVE, TERRACE DR, AND EAST VETERANS MEMORIAL TO THE SOUTH; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Comments: Wallis Meshier, Executive Director of Development Services
This item was presented to City Council during their Work Session. Ms. Meshier was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Mellisa Brown spoke in opposition of the ordinance.

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

Motion was made by Councilmember Segarra to approve PH-25-026. Motion was seconded by Councilmember Gonzalez. The motion carried unanimously (7-0).

Resolutions

RS-25-086 Consider a memorandum/resolution readopting the Guidelines and Criteria for Tax Abatement.

Staff Comments: Wallis Meshier, Executive Director of Development Services
Ms. Meshier presented this item to City Council for discussion and consideration.
Ms. Meshier was available to provide additional information and to answer questions.

Motion was made by Mayor Protem Adams to approve RS-25-086. Motion was seconded by Councilmember Solomon. The motion carried unanimously (7-0).

Discussion Item

DS-25-023 Update regarding road construction projects

Staff Comments: Andrew Zagars, Executive Director of Engineering
Mr. Zagars presented this item to City Council for discussion. Mr. Zagars was available to provide additional information and to answer questions.

DS-25-025 Discuss Proposed Fiscal Year 2026 Fee Schedule

Staff Comments: Judith Tangalin, Executive Director of Finance
Ms. Tangalin presented this item to City Council for discussion. Ms. Tangalin was available to provide additional information and to answer questions.

DS-25-026 Discuss and consider Biennial Citizen Survey questions.

Staff Comments: Laurie Wilson, Assistant City Manager
Ms. Wilson presented this item to City Council for discussion. Ms. Wilson was available to provide additional information and to answer questions.

Adjournment

With no further business, upon motion being made by Councilmember Solomon, seconded by Councilmember Alvarez, and unanimously approved, the meeting was adjourned at 8:56 p.m.

Debbie Nash-King, Mayor

Laura J. Calcote, City Secretary