



# City of Killeen

## Agenda

### City Council

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Tuesday, August 19, 2025

3:00 PM

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

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#### Call to Order and Roll Call

<input type="checkbox"/> Debbie Nash-King, Mayor	<input type="checkbox"/> Jessica Gonzalez
<input type="checkbox"/> Ramon Alvarez	<input type="checkbox"/> Jose Segarra
<input type="checkbox"/> Anthony Kendrick	<input type="checkbox"/> Joseph Solomon
<input type="checkbox"/> Nina Cobb	<input type="checkbox"/> Riakos Adams

#### Invocation

#### Pledge of Allegiance

#### Approval of Agenda

#### Presentations

1. [PR-25-020](#) Killeen Economic Development Corporation Update
2. [PR-25-021](#) Presentation by the Carl Sherman Group regarding Grocery Store Interest

Attachments: [Presentation](#)

#### Work Session

Discuss agenda items 3-17 for the August 19, 2025 Regular Session

#### Citizen Comments on Agenda Items

*This section allows members of the public to address the Council regarding any item, other than a public hearing item, on the agenda for Council's consideration. Each person shall sign up prior to the start of the Council meeting, may speak only one (1) time, and such address shall be limited to three (3) minutes. A timer will be placed so that the speaker and citizens can see it. A majority vote 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.*

#### Regular Session

#### Consent Agenda

3. [MN-25-021](#) Consider Minutes of Special City Council Meeting of July 22, 2025.
4. [MN-25-022](#) Consider Minutes of Regular City Council Meeting of August 5, 2025.
5. [RS-25-128](#) Consider a memorandum/resolution authorizing a Subrecipient Agreement with Families in Crisis, Inc., to provide Tenant Based Rental Assistance (TBRA) to eligible populations experiencing homelessness or at risk of homelessness in accordance with Community Development policies and procedures, and in compliance with HUD TBRA program statues and regulations.  
**Attachments:** [Resolution 25-121R](#)  
[Agreement](#)  
[Presentation](#)
6. [RS-25-129](#) Consider a memorandum/resolution authorizing Contract Amendment No. 1 with Kimley Horn and Associates, Inc., for the Featherline Road Reconstruction Project, in the amount of \$82,173.76.  
**Attachments:** [Proposal](#)  
[Contract Amendment](#)  
[Presentation](#)
7. [RS-25-130](#) Consider a memorandum/resolution authorizing Change Order No. 1 for the Sidewalk and ADA Ramp Improvements Project with Jerdon Enterprises, LP, in the amount of \$86,542.00.  
**Attachments:** [Resolution 24-153R](#)  
[Change Order #1](#)  
[Presentation](#)
8. [RS-25-131](#) Consider a memorandum/resolution denying an Operating Authority to Limo Company.  
**Attachments:** [Application](#)  
[Presentation](#)
9. [RS-25-132](#) Consider a memorandum/resolution approving a Professional Services Agreement with Schlueter Group for State Legislative Representation.  
**Attachments:** [Agreement](#)  
[Certificate of Interested Parties](#)  
[Presentation](#)

## Public Hearings

10. [PH-25-043](#) Hold a public hearing on the proposed Fiscal Year 2026 Annual Budget.  
**Attachments:** [Presentation](#)

11. [PH-25-044](#) Hold a public hearing and consider an ordinance submitted by National Logistics Training Center Inc., on behalf of the Catholic Diocese of Austin, (FLUM#25-03) to amend the Comprehensive Plan's Future Land Use Map from a 'Residential Mix' designation to a 'Regional Commercial' designation for approximately 13.7 acres out of the G. W. Farris Survey, Abstract No. 306. The subject properties are locally addressed as 108 and 110 West Elms Road, Killeen, Texas.

**Attachments:** [Maps](#)  
[Site Photos](#)  
[Ordinance](#)  
[Minutes](#)  
[Letter of Request](#)  
[Aerial Site Plan](#)  
[FLUM Exhibit](#)  
[Presentation](#)

12. [PH-25-045](#) Hold a public hearing and consider an ordinance submitted by Quintero Engineering, LLC on behalf of SS Springs, LLC, (FLUM#25-04) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Regional Commercial' designation to a 'Residential Mix' designation for approximately 7.2 acres, being part of Lot 2, Block 1, Rosewood Addition. The subject property is locally addressed as 5500 Rose Garden Loop, Killeen, Texas.

**Attachments:** [Maps](#)  
[Site Photos](#)  
[Ordinance](#)  
[Minutes](#)  
[Letter of Request](#)  
[Applicant Exhibit](#)  
[Responses](#)  
[Presentation](#)

13. [PH-25-046](#) Hold a public hearing and consider an ordinance submitted by John Gilmore, on behalf of Ki Sup Son and Soon Sun Son, (Case# Z25-21) to rezone approximately 0.67 acres, being part of Lot 1, Block 1, out of the Chaney Addition, from "R-1" (Single-Family Residential District) to "B-5" (Business District). The subject property is locally addressed as 3413 Old Farm-to-Market 440, Killeen, Texas.

**Attachments:** [Maps](#)

[Site Photos](#)

[Ordinance](#)

[Minutes](#)

[Letter of Request](#)

[Rezoning Exhibit](#)

[Presentation](#)

14. [PH-25-047](#) Hold a public hearing and consider an ordinance submitted by Mitchell & Associates, Inc., on behalf of Haun Investments, LLC, (Case# Z25-22) to rezone approximately 0.95 acres out of a 2.358-acre tract in the A. Dickson Survey, Abstract No. 266, from "R-1" (Single-Family Residential District) to "B-3" (Local Business District). The subject property is locally addressed as 554 58th Street, Killeen, Texas.

**Attachments:** [Maps](#)

[Site Photos](#)

[Ordinance](#)

[Minutes](#)

[Letter of Request](#)

[Rezoning Exhibit](#)

[Presentation](#)

15. [PH-25-048](#) Hold a public hearing and consider an ordinance submitted by Mitchell & Associates, Inc., on behalf of Killeen Summit Builders, LLC, (Case# Z25-23) to rezone approximately 6.7 acres, being Lots 14-23, Block 7; Lots 13-30, Block 8, out of Morris Subdivision Phase Two, from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District). The subject properties are locally addressed as 1101-1108, 1110, 1201-1206, and 1301-1306 Nina Drive; 1102, and 3204, 3206, 3208, 3210, 3212, 3214, and 3216 Ricks Road, Killeen, Texas.
- Attachments:** [Maps](#)  
[Site Photos](#)  
[Minutes](#)  
[Ordinance](#)  
[Letter of Request](#)  
[Responses](#)  
[Presentation](#)
16. [PH-25-049](#) Hold a public hearing and consider an ordinance submitted by Amr A. Abdelazeem, on behalf of Abdelazeem Family Revocable Trust, (Case# Z25-24) to rezone approximately 0.19 acres, being Lot 11, Block 1, out of the Bellaire Addition Section 1, from “B-1” (Professional Business District) to “R-1” (Single-Family Residential District). The subject property is locally addressed as 909 Bellaire Drive, Killeen, Texas.
- Attachments:** [Maps](#)  
[Site Photos](#)  
[Minutes](#)  
[Ordinance](#)  
[Letter of Request](#)  
[Response](#)  
[Presentation](#)
17. [PH-25-050](#) Hold a public hearing and consider an ordinance amending Killeen Code of Ordinances, Chapter 31 - Zoning by amending the zoning amendment approval requirements; providing for additional signage and public hearing notification requirements; amending home occupation regulations; providing for multi-family and mixed uses in business districts; and providing for small lot regulations.
- Attachments:** [Minutes](#)  
[Ordinance](#)  
[Presentation](#)

## Adjournment

*I certify that the above notice of meeting was posted on the Internet and on the bulletin board at Killeen City Hall on or before 5:00 p.m. on August 12, 2025.*

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*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.*

- *Innovation Gala 2025, August 16, 2025, 6:00 p.m., 3011 N. 3rd Street, Temple, TX*
- *Station 4 and EOC Grand Opening, September 4, 2025, 1:00 p.m., 9200 Trimmier Road*
- *KPD Graduation Class #41, September 5, 2025, 10:00 a.m., The Potter's House Church*
- *Downtown ROI: Where Vision Meets Value, September 25, 2025, 4:30 p.m., 324 N. Gray St.*
- *Greater Killeen Chamber of Commerce - 92nd Annual Membership Banquet, September 18, 2025, 6:00 p.m., Killeen Civic and Conference Center*
- *Ribbon Cutting Ceremony for the new General Aviation Terminal at Skylark Field, October 10, 2025, 10:00 a.m., Skylark Field*
- *AUSA Annual Meeting and Exposition, October 13-15, 2025, Walter E. Washington Convention Center, 801 Mount Vernon Place NW, Washington, DC 20001*
- *TML Annual Conference, October 29-31, 2025, Fort Worth Convention Center, 1201 Houston Street, Fort Worth, TX 76102*
- *National League of Cities City Summit, November 19-22, 2025, Salt Palace Convention Center, 100 S W Temple St, Salt Lake City, UT 84101*

**Dedicated Service -- Every Day, for Everyone!**