

City of Killeen
City Council Meeting
Killeen City Hall
August 19, 2025 at 3:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Councilmembers Anthony Kendrick, Jose Segarra, Joseph Solomon, Ramon Alvarez and Jessica Gonzalez

Absent: Mayor Protem Riakos Adams and Councilmember Nina Cobb

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 Smith

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

Approval of Agenda

Motion was made by Councilmember Solomon to approve the agenda, as presented. Motion was seconded by Councilmember Alvarez. The motion carried unanimously (5-0).

Presentations

PR-25-020 Killeen Economic Development Corporation Update

Killeen Economic Development Corporation Vice President of Economic Development, Tyler Robert, presented an overview of current developments, project and activity updates and marketing within the past quarter.

PR-25-021 Presentation by the Carl Sherman Group regarding Grocery Store Interest

The Carl Sherman Group Principal Manager, Carl Sherman, presented an overview of consulting services related to addressing grocery store needs.

Work Session

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

Citizen Comments on Agenda Items

Sean Price spoke regarding PR-25-021, RS-25-129, RS-25-130 and RS-25-132.

Mellisa Brown spoke regarding PR-25-020, PR-25-021 and RS-25-129.

Regular Session

Consent Agenda

MN-25-021 Consider Minutes of Special City Council Meeting of July 22, 2025.

MN-25-022 Consider Minutes of Regular City Council Meeting of August 5, 2025.

- 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 statutes and regulations.
- 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.
- 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.
- RS-25-131** Consider a memorandum/resolution denying an Operating Authority to Limo Company.
- RS-25-132** Consider a memorandum/resolution approving a Professional Services Agreement with Schlueter Group for State Legislative Representation.

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

Public Hearings

- PH-25-043** Hold a public hearing on the proposed Fiscal Year 2026 Annual Budget.

Staff Comments: Judith Tangalin, Executive Director of Finance
This item was presented to City Council during their Work Session. Ms. Tangalin was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Sean Price spoke in opposition of the proposed budget.

Mellisa Brown spoke in opposition of the proposed budget.

Gary Purser spoke in opposition of the proposed budget.

George Speare spoke in opposition of the proposed budget.

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

Motion was made by Councilmember Solomon to set the date of September 2, 2025 to consider adoption of the budget. Motion was seconded by Councilmember Segarra. The motion carried unanimously (5-0).

- 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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP BY CHANGING THE DESIGNATION OF APPROXIMATELY 13.7 ACRES, OUT OF THE G.W. FARRIS SURVEY, ABSTRACT NO. 306, FROM A 'RESIDENTIAL MIX' DESIGNATION TO A 'REGIONAL COMMERCIAL' DESIGNATION; 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 Solomon to approve PH-25-044. Motion was seconded by Councilmember Segarra. The motion carried unanimously (5-0).

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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP BY CHANGING THE DESIGNATION OF APPROXIMATELY 7.2 ACRES, BEING PART OF LOT 2, BLOCK 1, ROSEWOOD ADDITION, FROM A 'REGIONAL COMMERCIAL' DESIGNATION TO A 'RESIDENTIAL MIX' DESIGNATION; 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.

Applicant, Pedro Quintero, was available to provide additional information and to answer questions.

Mayor Nash-King opened the public hearing.

Juanita Gaona spoke in opposition of the ordinance.

Mellisa Brown spoke in opposition of the ordinance.

Pedro Quintero spoke in favor of the ordinance.

Mi Zevallos spoke in opposition of the ordinance.

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

Motion was made by Councilmember Solomon to deny PH-25-045. Motion was seconded by Councilmember Kendrick. The motion carried 4-1, with Councilmember Alvarez in opposition.

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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 0.67 ACRES BEING LOT 1, BLOCK 1, OUT OF THE CHANEY ADDITION FROM "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "B-5" (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.

John Gilmore spoke in favor of the ordinance.

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

Motion was made by Councilmember Alvarez to approve PH-25-046. Motion was seconded by Councilmember Segarra. The motion carried unanimously (5-0).

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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 0.95 ACRES OUT OF A 2.358 ACRE TRACT OUT OF THE A. DICKSON SURVEY, ABSTRACT NO. 266 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.

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 Alvarez to approve PH-25-047. Motion was seconded by Councilmember Gonzalez. The motion carried unanimously (5-0).

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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF 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); 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, Ace Fernell with Mitchell & Associates, 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 Solomon to approve PH-25-048. Motion was seconded by Councilmember Gonzalez. The motion carried unanimously (5-0).

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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF 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); 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, Amr Abdelazeem, 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.

Amr Abdelazeem spoke in favor of the ordinance.

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

Motion was made by Councilmember Alvarez to approve PH-25-049. Motion was seconded by Councilmember Kendrick. The motion carried unanimously (5-0).

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.

The City Secretary Read the caption of the ordinance:

AN ORDINANCE AMENDING CHAPTER 31 OF THE CITY OF KILLEEN CODE OF ORDINANCES; AMENDING ZONING AMENDMENT APPROVAL REQUIREMENTS; PROVIDING FOR ADDITIONAL SIGNAGE REQUIREMENT FOR ZONING AMENDMENT REQUESTS; AMENDING PERMISSIBLE HOME OCCUPATION REGULATIONS; PROVIDING FOR MULTI-FAMILY AND MIXED USES IN BUSINESS DISTRICTS; PROVIDING FOR SMALL LOT REGULATIONS; 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.

John Haun spoke in opposition of the ordinance.

Dillon Whitis spoke in opposition of the ordinance.

Charles Amundson spoke in opposition of the ordinance.

Gary Purser spoke in opposition of the ordinance.

Verda Bell spoke in opposition of the ordinance.

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

Motion was made by Councilmember Segarra to amend Sec. 31-475 (b)(4) to "forty (40)" and to approve PH-25-050. Motion was seconded by Councilmember Alvarez. The motion carried unanimously (5-0).

Adjournment

With no further business, upon motion being made by Councilmember Segarra, seconded by Councilmember Alvarez, and unanimously approved, the meeting was adjourned at 8:01 p.m.

Debbie Nash-King, Mayor

Laura J. Calcote, City Secretary