

City of Killeen
City Council Meeting
Killeen City Hall
February 8, 2022 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Debbie Nash-King, Councilmembers Nina Cobb (arrived 5:04 p.m.), Michael Boyd, Ken Wilkerson, Rick Williams, and Mellisa Brown.

Absent: Councilmember Jessica Gonzalez

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

Mr. Jones gave the invocation. Councilmember Boyd 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.

Citizen Comments

Mr. Raoul Daniels - spoke on agenda item RS-22-019.

Discussion Items

DS-22-020 Discuss the rescheduling of the Strategic Planning Work Session
Due to the inclement weather that occurred last week, the February 5, 2022 Strategic Planning Work Session was canceled.

Motion was made by Councilmember Brown to table DS-22-020 for discussion at the February 15, 2022 City Council Workshop Meeting. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.

Consent Agenda

MN-22-003 Consider Minutes of Regular City Council Meeting of January 11, 2022.

MN-22-004 Consider Minutes of Special City Council Meeting of January 18, 2022.

RS-22-019 Consider a memorandum/resolution adopting the Parks Master Plan.
(REMOVED FROM CONSENT AGENDA FOR SEPARATE CONSIDERATION)

RS-22-020 Consider a memorandum/resolution approving the purchase of two restroom facilities to be built and installed at Long Branch Park and Conder Park from CXT,

Inc., through the Sourcewell Purchasing Cooperative in the amount of \$407,623.20.

- RS-22-023** Consider a memorandum/resolution accepting a Concessions Rent Relief Airport Rescue Grant in the amount of \$151,319.
- RS-22-024** Consider a memorandum/resolution approving Addendum No. 7 to the American Airline lease agreement with the Killeen Fort Hood Regional Airport.
- RS-22-025** Consider a memorandum/resolution ratifying an emergency purchase for repairs to Unit #240 (Ladder 9) by Metro Fire Apparatus Specialists in the amount of \$180,798.82.
- OR-22-005** Consider an ordinance calling a Charter Amendment Election on May 7, 2022.
(REMOVED FROM CONSENT AGENDA FOR SEPARATE CONSIDERATION)
- OR-22-006** Consider an ordinance to approve redistricting of the City of Killeen single member council districts and establishing new district boundaries.

The City Secretary read the caption of the ordinance (OR-22-005).
AN ORDINANCE ORDERING THE HOLDING OF AN ELECTION IN THE CITY OF KILLEEN, TEXAS, FOR THE PURPOSE OF SUBMITTING TO THE VOTERS OF THE CITY PROPOSED AMENDMENTS TO THE HOME RULE CHARTER OF THE CITY; SPECIFYING THAT THE PROVISIONS OF THE GENERAL ELECTION LAWS SHALL CONTROL ALL QUESTIONS PERTAINING TO SUCH ELECTION; PRESCRIBING THE CONTENTS OF THE OFFICIAL BALLOT; PROVIDING FOR COMPENSATION; DESIGNATING THE POLLING PLACES, AND PROVIDING FOR POSTING AND PUBLICATION OF NOTICE OF ELECTION AND CONTAINING MISCELLANEOUS PROVISIONS.

The City Secretary read the caption of the ordinance (OR-22-006).
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS, APPROVING THE REDISTRICTING OF THE CITY'S SINGLE MEMBER COUNCIL DISTRICTS AND ESTABLISHING NEW DISTRICT BOUNDARY LINES FOR KILLEEN CITY COUNCIL ELECTIONS BASED ON 2020 CENSUS DATA; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Mayor Pro Tem Nash-King to approve the consent agenda as written. Without a second, the motion died. Councilmember Wilkerson made a motion to approve the consent agenda removing RS-22-019 for separate consideration. Motion was seconded by Councilmember Williams. Councilmember Brown made a motion to amend approving the consent agenda and removing RS-22-019 and OR-22-005 for separate consideration. Councilmember Wilkerson seconded the amended motion. The amendment carried unanimously. The motion as amended carried unanimously.

- RS-22-019** Consider a memorandum/resolution adopting the Parks Master Plan. Mr. Joe Brown, Executive Director of Recreation Services was available to answer questions and to provide additional information.

Councilmember Wilkerson made a motion of direction to have staff conduct a meeting specifically for youth organization representatives to give them another opportunity to add input towards the Parks Master Plan for a possible amendment to the Plan focusing on youth programs. Councilmember Boyd seconded the motion of direction. The motion of direction carried unanimously.

Motion was made by Mayor Pro Tem Nash-King to approve RS-22-019. Motion was seconded by Councilmember Cobb. Motion carried unanimously.

OR-22-005 Consider an ordinance calling a Charter Amendment Election on May 7, 2022. Ms. Holli Clements, Deputy City Attorney was available to answer questions and to provide additional information.

Motion was made by Councilmember Brown to table OR-22-005 until after the Public Hearing Items allowing staff to add a proposition to the ordinance that would require a member of the City Council to resign from their present office immediately upon announcing to run for office as defined by the Texas Ethics Commission or filing for either the office of the Mayor or the office of Councilmember. Motion was seconded by Councilmember Wilkerson. Councilmember Williams made a motion to amend to table OR-22-005 to after the Public Hearing Items allowing staff to add a proposition to the ordinance that would require a member of the City Council to resign from their present office immediately upon filing for either the office of the Mayor or the office of Councilmember. The amended motion was seconded by Councilmember Boyd. The amendment carried unanimously. The motion as amended carried unanimously.

Resolutions

RS-22-021 Consider a memorandum/resolution amending the appointment of councilmembers to the Senior Citizen Advisory Board subcommittee.

Mayor Segarra advised that he would like to amend the Senior Citizen Advisory Board subcommittee appointment of Mayor Pro Tem Nash-King by replacing her with Councilmember Cobb.

Motion was made by Mayor Pro Tem Nash-King to approve RS-22-021. Motion was seconded by Councilmember Williams. Motion carried unanimously.

RS-22-022 Consider a memorandum/resolution declaring vacancies on various citizen boards and commissions and appointing members to fill the unexpired terms.

Staff Comments: Traci Briggs, City Attorney

Ms. Briggs reviewed City Council's nominations to boards and commissions during the February 1, 2022 City Council Workshop Meeting. In addition, Ms. Briggs, identified Planning and Zoning's recommendation of Commissioner Riakos Adams to serve as the Planning and Zoning representative on the Zoning Board of Adjustment.

Motion was made by Councilmember Brown to approve RS-22-022 with Planning and Zoning's recommendation of Commissioner Riakos Adams serving on the Zoning Board of Adjustment. Motion was seconded by Councilmember Williams. Motion carried unanimously.

RS-22-026 Consider a memorandum/resolution confirming the City Auditor's annual evaluation and pay increase.

City Council met with Mr. Matt Grady, City Auditor, on January 18, 2022 for his annual performance evaluation. Based on the majority consensus City Council approved a five percent (5%) salary increase for Mr. Grady.

Motion was made by Mayor Pro Tem Nash-King to approve RS-22-026. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.

Public Hearings

PH-22-013 HOLD a public hearing and consider an ordinance requested by Joshua Welch on behalf of CP Summit Group, Loverd Wilson Mitchell Trust, Penelope McDonald & Ray Fread (Case #Z21-41), to rezone approximately 80.85 acres out of the J.H. Lewis Survey, Abstract No 0536, the J.W. Morton Survey, Abstract No. 0587, and the T. Arnold Survey, Abstract No. 0055, from "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "R-1" (Single-Family Residential District) to Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District). The property is generally located south of Prewitt Ranch Road and East of Clear Creek 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 80.85 ACRES OUT OF THE J.H. LEWIS SURVEY, ABSTRACT NO 0536, THE J.W. MORTON SURVEY, ABSTRACT NO 0587, AND THE T. ARNOLD SURVEY, ABSTRACT NO 0055, FROM "A" (AGRICULTURAL DISTRICT), "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT), AND "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH "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, Director of Planning

The property is designated as general residential on the Future Land Use Map (FLUM) of the Comprehensive Plan. The request is consistent with the FLUM. If approved, the applicant intends to build approximately three-hundred and thirty-three (333) residential lots over nine (9) blocks. Proposed Planned Unit Development Standards and the proposed Homeowner's Association's open space amenity plan have been submitted and reviewed by city staff and the Planning and Zoning Commission. Staff notified one-hundred and ninety-one (191) surrounding property owners. To date, staff has not received any written responses regarding this request. Staff recommends approval of the request with the condition of

Architectural Standard number three (3) in the proposed PUD document be revised to state: "For all homes within the proposed development, the exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation." The Planning and Zoning Commission recommended approval with the condition that the east / west street be moved north to shorten the block length of the northern block by a vote of 5 to 1. The applicant has since complied with the recommended condition, which is reflected on the submitted concept plan.

Mayor Segarra invited the applicant to speak.

The applicant, Josh Welch, was available to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

Mr. Bear Jones spoke in opposition of the conditions of only allowing parking on one side of the street and the street size.

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

Motion was made by Councilmember Wilkerson to postpone PH-22-013 to the February 15, 2022 City Council Workshop Meeting. Motion was seconded by Mayor Pro Tem Nash-King. Motion carried 4 to 2 with Councilmember Boyd and Councilmember Brown in opposition.

PH-22-014 HOLD a public hearing and consider an ordinance requested by Chris Doose, on behalf of Schoolgirl LLC (Case #FLUM 21-12), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) and 'Suburban Commercial' (SC) designation to 'General Residential' (GR) designation, being approximately 4.586 acres out of the James Cook Survey, Abstract No. 161. The property is locally addressed as 5801 and 5803 Clear Creek Road, 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 4.586 ACRES OUT OF THE JAMES COOK SURVEY, ABSTRACT NO. 161, FROM A 'RURAL' (R) AND 'SUBURBAN COMMERCIAL' (SC) 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 and suburban commercial 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 R-1 and B-3 (local business district) to R-2. If approved, the applicant intends to develop fourteen (14) duplexes on the property. Staff mailed courtesy notices to thirty-eight (38) surrounding property owners. Staff recommends approval of the

request. The Planning and Zoning Commission recommended approval by a vote of 6 to 0.

Mayor Segarra invited the applicant to speak.

The applicant's representative, Mr. Craig Langford, 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-22-014. Motion was seconded by Mayor Pro Tem Nash-King. Motion carried 5 to 1 with Councilmember Brown in opposition.

PH-22-015 HOLD a public hearing and consider an ordinance requested by Chris Doose on behalf of Schoolgirl, LLC (Case #Z21-45), to rezone approximately 4.586 acres out of the James Cook Survey, Abstract No. 161 from "A" (Agricultural District), "R-1" (Single-Family Residential District), and "B-3" (Local Business District) to "R-2" (Two-Family Residential District). The property is addressed as 5801 and 5803 Clear Creek 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 4.586 ACRES OUT OF THE JAMES COOK SURVEY, ABSTRACT NO. 161, FROM "A" (AGRICULTURAL DISTRICT), "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT), AND "B-3" (LOCAL BUSINESS DISTRICT) TO "R-2" (TWO-FAMILY RESIDENTIAL 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 property is designated as rural and suburban commercial on the Future Land Use Map (FLUM) of the Comprehensive Plan. The applicant has submitted a concurrent request to amend the Future Land Use Map from rural and suburban commercial to general residential. Staff notified thirty-eight (38) surrounding property owners. To date, staff has not received any written responses regarding this request. Staff recommends approval of the request. The Planning and Zoning Commission recommended approval by a vote of 6 to 0.

Mayor Segarra invited the applicant to speak.

The applicant's representative, Craig Langford, did not speak but was available in the audience 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 Mayor Pro Tem Nash-King to approve PH-22-015. Motion was seconded by Councilmember Boyd. Motion carried 5 to 1 with Councilmember Brown in opposition.

OR-22-005 Consider an ordinance calling a Charter Amendment Election on May 7, 2022.
(TABLED FROM EARLIER IN THE MEETING)

As directed, Ms. Clements made the recommended amendment to the ordinance calling the Charter Amendment Election by adding Proposition 13 that would require a member of the City Council to resign from their present office immediately upon filing for either the office of the Mayor or the office of Councilmember.

Motion was made by Councilmember Brown to approve OR-22-005. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.

Adjournment

With no further business, upon motion being made by Mayor Pro Tem Nash-King, seconded by Councilmember Brown, and unanimously approved, the meeting was adjourned at 7:08 p.m.