



City of Killeen

Agenda

City Council Workshop

Tuesday, December 1, 2020

5:00 PM

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

Citizen Comments

This section allows members of the public to address the Council regarding any item(s), other than a public hearing item, on the agenda for Council's consideration. Each person shall sign up in advance, may speak only one time, and such address shall be limited to three (3) minutes. The Presiding Officer may allow a one (1) minute extension, if requested at the end of the original three (3) minute period. No other extensions will be allowed.

Items for Discussion at Workshop

1. [DS-20-095](#) Discuss Agenda Items for the Regular City Council Meeting of December 8, 2020
2. [DS-20-096](#) Provide Update on Water & Sewer Revenue and Refunding Bond Issue
Attachments: [Presentation](#)
3. [DS-20-097](#) Discuss Annual Review of Governing Standards and Expectations
Attachments: [Presentation](#)
4. [DS-20-098](#) Discuss Killeen Southern Corridor Large Commercial/Industrial Business Expansion
5. [DS-20-099](#) City Manager Updates
· COVID 19 Update

Items for Regular City Council Meeting of December 8, 2020

Minutes

6. [MN-20-025](#) Consider Minutes of Regular City Council Meeting of November 17, 2020.
Attachments: [Minutes](#)

Resolutions

7. [RS-20-123](#) Consider a memorandum/resolution amending an operating authority by changing the business name of Express Cab to Longhorn Taxi.
Attachments: [Staff Report](#)

[Amendment Request](#)[Presentation](#)

8. [RS-20-124](#) Consider a memorandum/resolution appointing Council Members to various Boards and Commissions.
Attachments: [Staff Report](#)
[Presentation](#)
9. [RS-20-125](#) Consider a memorandum/resolution authorizing and approving the creation of the Killeen Public Facility Corporation to act on behalf of the City of Killeen and approving the Certificate of Formation.
Attachments: [Staff Report](#)
[Resolution](#)
[Certificate of Formation](#)
[Certificate of Secretary](#)
[Bylaws](#)
[Presentation](#)
10. [RS-20-126](#) Consider a memorandum/resolution authorizing the purchase of police equipment and ammunition from GT Distributors, Inc. in an amount not to exceed \$190,000.
Attachments: [Staff Report](#)
[Exclusive Letter](#)
[Certificate of Interested Parties](#)
[Presentation](#)
11. [RS-20-127](#) Consider a memorandum/resolution authorizing the purchase of police uniforms and duty gear from Galls, LLC in an amount not to exceed \$160,000.
Attachments: [Staff Report](#)
[Certificate of Interested Parties](#)
[Presentation](#)
12. [RS-20-128](#) Consider a memorandum/resolution authorizing the purchase of social distancing training/meeting systems from NOVY, Inc. in the amount of \$128,078 and Dell Technologies in the amount of \$5,935 using the Texas DIR contracts, for a total amount of \$134,013.
Attachments: [Staff Report](#)
[Quotes](#)
[Certificate of Interested Parties](#)
[Solstice Pod Demo Guide](#)
[Presentation](#)
13. [RS-20-129](#) Consider a memorandum/resolution authorizing the purchase of network

equipment to accommodate social distancing meetings/trainings from Netsync using the Texas DIR contracts in the amount of \$71,716.70.

Attachments: [Staff Report](#)

[Quote](#)

[Certificate of Interested Parties](#)

[Presentation](#)

Public Hearings

14. [PH-20-045](#) HOLD a public hearing and consider an ordinance requested by Turley Associates, Inc. on behalf of Sandra McMichael (Case #FLUM20-08) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for approximately 21.98 acres, being out of the J. S. Wilder Survey, Abstract No. 913. The property is addressed as 2317 Polk Street, Killeen, Texas.
- Attachments:** [Staff Report](#)
- [Maps](#)
- [Minutes](#)
- [Ordinance](#)
- [Presentation](#)
15. [PH-20-046](#) HOLD a public hearing and consider an ordinance requested by Turley Associates, Inc. on behalf of Sandra McMichael (Case #Z20-15) to rezone 9.476 acres from "R-1" (Single-Family Residential District) to "SF-2" (Single-Family Residential District) and 12.447 acres from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District), being approximately 21.98 acres out the J. S. Wilder Survey, Abstract No. 913. The property is addressed as 2317 Polk Street, Killeen, Texas.
- Attachments:** [Staff Report](#)
- [Maps](#)
- [Minutes](#)
- [Ordinance](#)
- [Proposed Lot Layout](#)
- [Considerations](#)
- [Responses](#)
- [Presentation](#)
16. [PH-20-047](#) HOLD a public hearing and consider an ordinance requested by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones) (Case #FLUM20-07) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' and 'General Residential' designation to a 'Planned Development' designation for approximately 22.54 acres, out of the J. Goslin Survey, Abstract No. 344 and the H. C.

McClung Survey, Abstract No. 570. The property is addressed as 1900 E. Veterans Memorial Boulevard, Killeen, Texas.

Attachments: [Staff Report](#)

[EXHIBIT A - Survey](#)

[EXHIBIT B - Conceptual Site Plan](#)

[EXHIBIT C - Building Elevation](#)

[EXHIBIT D - PUD Conditions](#)

[Maps](#)

[Minutes](#)

[Ordinance](#)

[Presentation](#)

17. [PH-20-048](#) HOLD a public hearing and consider an ordinance requested by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones) (Case #Z20-22) to rezone approximately 22.54 acres, out of the J. Goslin Survey, Abstract No. 344 and the H. C. McClung Survey, Abstract No. 570, from "R-1" (Single-Family Residential District) and "B-5" (Business District) to Planned Unit Development (PUD) for "R-3A" (Multi-Family Residential District). The property is addressed as 1900 E. Veterans Memorial Boulevard, Killeen, Texas.

Attachments: [Staff Report](#)

[EXHIBIT A - Survey](#)

[EXHIBIT B - Conceptual Site Plan](#)

[EXHIBIT C - Building Elevation](#)

[EXHIBIT D - PUD Conditions](#)

[Maps](#)

[Minutes](#)

[Ordinance](#)

[Considerations](#)

[Responses](#)

[Presentation](#)

18. [PH-20-049](#) HOLD a public hearing and consider an ordinance requested by Oppidan Incorporated (c/o Jay Moore) on behalf of Noble E Central Killeen, TX L.L.C. (Case #Z20-23) to rezone Lot 4A, Block 1, Gander Mountain Addition, from "B-3" (Local Business District) to "B-4" (Business District). The property is addressed as 701 E. Central Texas Expressway, Killeen, Texas.

Attachments: [Staff Report](#)

[Maps](#)

[Minutes](#)

[Ordinance](#)

[Considerations](#)

[Responses](#)

[Presentation](#)

19. [PH-20-050](#) HOLD a public hearing and consider an ordinance requested by Oppidan Incorporated (c/o Jay Moore) on behalf of Noble E Central Killeen, TX L.L.C. (Case #Z20-24) to rezone Lot 4B, Block 1, Gander Mountain Addition, form "B-3" (Local Business District) to "B-4" (Business District). The property is addressed as 709 E. Central Texas Expressway, Killeen, Texas.

Attachments: [Staff Report](#)

[Maps](#)

[Minutes](#)

[Ordinance](#)

[Considerations](#)

[Responses](#)

[Presentation](#)

20. [PH-20-051](#) HOLD a public hearing and consider an ordinance requested by Luz Erribarren on behalf of Becquer Erribarren (Case #Z20-25) to rezone Lot 8, Block 7, Marlboro Heights Revised, from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District). The property is addressed as 2722 Terrace Drive, Killeen, Texas.

Attachments: [Staff Report](#)

[Maps](#)

[Minutes](#)

[Ordinance](#)

[Considerations](#)

[Presentation](#)

Adjournment

I certify that the above notice of meeting was posted on the Internet and on the bulletin boards at Killeen City Hall and at the Killeen Police Department on or before 5:00 p.m. on November 25, 2020.

Lucy C. Aldrich, 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 254-501-7700, City Manager'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.

- *58th Annual Reverse Christmas Parade, December 12, 2020, 5:30 p.m., Downtown Killeen*

Dedicated Service -- Every Day, for Everyone!