City of Killeen, Texas
Special City Council Joint Meeting with Planning and Zoning Commission
Utility Collections Conference Room
210 W Avenue C
Killeen, TX 76541
5:00PM.

SPECIAL CALLED CITY COUNCIL JOINT MEETING WITH PLANNING AND ZONING COMMISSION

Presiding: Mayor Joseph Solomon

City Council Attending:

Mayor Pro Tem Jessica Gonzalez; Councilmembers Debbie Nash-King, Beverly Ann Williams, Anthony Kendrick, Mellisa Brown, David Bass, and Charles Kimble.

Planning and Zoning Commission Attending:

Patrick Purifoy, Chair; Andrew Giacomozzi, Vice Chair; Commissioners Ramon Alvarez, Khandiese Cooper, Scedric Moss, Cyndi Rowe, James Sills, and Ken Wilkerson.

Absent: Commissioner Bear Jones

Staff Attending:

Interim City Manager Kent Cagle; City Attorney Holli Clements; Assistant City Manager Laurie Wilson; Executive Director of Development Services Wallis Meshier; City Secretary Elaine Simpson; and Sgts. at Arms Wells and Pereyra

Mayor Solomon delivered the invocation and led the Pledge of Allegiance.

Citizen Comments on Agenda Items

Two individuals addressed the Council and Commission:

- Michael Fornino – DS-26-086
- Edward Frazee – DS-26-088

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1. DS 26-086 — Council Priorities, Strategic Direction, and Expectations for Planning & Zoning Commissioners

Staff: Wallis Meshier, Executive Director of Development Services

Motion to Suspend Speaking Restrictions:

Motion by Councilmember Bass, seconded by Mayor Pro Tem Gonzalez, to suspend limitations on speaking frequency and duration.

Vote: Passed 5–2 (Nays: Williams, Kendrick).

Executive Director Meshier stated that no presentation was prepared, as the agenda items were intended for open discussion.

Discussion Summary:

- The Council and Commission reviewed their roles and responsibilities; the 2040 Comprehensive Master Plan was reaffirmed as the City's primary planning document.
- Staff support was identified as essential for assisting Commissioners in interpreting and applying the Master Plan.
- Differing perspectives between Councilmembers and Commissioners were acknowledged as expected and valuable.
- The importance of Commissioner training and orientation was emphasized, including familiarity with the City Charter, Code of Ordinances, and Master Plan.
- Commissioners were reminded that their responsibilities pertain solely to zoning and land-use matters.
- The Commission's role as many citizens' first point of contact was highlighted, along with the need for

professional, respectful conduct.
• P&Z meetings often serve as the primary venue for accurate and timely public information, especially on complex or controversial topics.
• The Comprehensive Master Plan was described as a "living document," subject to amendment by City Council.
No formal action was taken.

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2. DS 26-087 — Communication and Collaboration Between P&Z and City Council; Training Opportunities
Staff: Wallis Meshier
It was noted that this topic had been addressed in the previous discussion. Commissioners were reminded of available training resources, and staff and the City Attorney's Office will provide support as needed.
No formal action was taken.

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3. DS 26-088 — Proposed Amendments to the Zoning Ordinance, Including Standards for Data Centers and Short-Term Rentals
Staff: Wallis Meshier
A brief update was provided on proposed Short-Term Rental regulations. Recommendations from the City Auditor will be presented to the P&Z Commission next month and are expected to reach City Council in December.
Discussion was held regarding zoning regulations for data centers. Two approaches were reviewed:
• requiring all data centers to obtain a Conditional Use Permit (CUP), and
• adopting the "Tier Method," allowing data centers by right in certain zones with additional stipulations based on size.
Public education strategies, including Town Hall meetings and Citizen Academy content—were discussed.
No formal action was taken initially.
Reopened Discussion & Motion of Direction:
At the request of Councilmember Kimble, Item 3 was reopened for action during discussion of Item 4.
Motion: Motion by Councilmember Kimble, seconded by Councilmember Kendrick, to direct staff to prepare a proposed ordinance regulating data centers using the Tier Method rather than the CUP-only approach previously discussed at their 9.15.2026 meeting.
Call for the Vote: Passed 6–1 (Nay: Brown).
Main Motion Vote: Passed 6–1 (Nay: Brown).

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4. DS 26-089 — Frequency and Format of Joint Council–P&Z Meetings
Staff: Wallis Meshier
Mayor Pro Tem Gonzalez recommended holding joint meetings twice annually:
• a strategic planning meeting early in the year, and
• a mid-year meeting for updates, including legislative changes.
It was suggested that Board of Adjustment and TIRZ Board members may also be invited. Training, staff information, proper tools, and potential educational videos were noted as important resources. Town Hall meetings were again suggested for public education.

Adjournment
With no further business, Councilmember Nash-King moved to adjourn the meeting at **7:18 p.m.** The motion was seconded by Councilmember Kendrick and carried by unanimous consent/without objection.

Joseph Solomon, Mayor

Elaine Simpson, City Secretary