

**City of Killeen**  
City Council Meeting  
Killeen City Hall  
September 27, 2022 at 5:00 p.m.

Presiding: Mayor Debbie Nash-King

Attending: Mayor Protem Ken Wilkerson, Councilmembers Jessica Gonzalez, Riakos Adams, Nina Cobb, Michael Boyd, Jose Segarra, and Ramon Alvarez

Also attending were City Manager Kent Cagle, City Attorney Holli Clements, Interim City Secretary Judy Paradice, and Sergeant-at-Arms Officer Covello.

Councilmember Adams gave the invocation. Councilmember Gonzalez led everyone in the Pledge of Allegiance.

### **Approval of Agenda**

*Motion was made by Mayor Protem Wilkerson to approve the agenda as written. Motion was seconded by Councilmember Boyd. The motion carried unanimously.*

### **Presentations**

**PR-22-007** Killeen Star Award Presentation

Mayor Nash-King and Councilmember Cobb recognized Killeen citizen, Dan Hull, for being an outstanding community member.

### **Citizens Petitions**

**CP-22-018** Monique Stone – spoke about concerns she has with the ARPA Nonprofit Grants

### **Citizen Comments**

There were no citizen comments.

### **Consent Agenda**

**MN-22-025** Consider Minutes of Regular City Council Meeting of September 13, 2022.

**RS-22-133** Consider a memorandum/resolution to approve the Killeen Arts Commission rule changes to be effective October 1, 2022.

**RS-22-134** Consider a memorandum/resolution awarding a contract to The Roof

Company for roof repair to the Fleet Services building in the amount of \$159,707.

**RS-22-135** Consider a memorandum/resolution authorizing an Interlocal Agreement between the Killeen Independent School District and the Killeen Fire Department Academy.

**RS-22-136** Consider a memorandum/resolution approving a lease agreement with Skydive Addiction, LLC, d.b.a. Skydive Killeen at Skylark Field.

**RS-22-137** Consider a memorandum/resolution approving the appointment of an Executive Director of Recreation Services.

*Motion was made by Mayor Protem Wilkerson to approve the consent agenda removing RS-22-138. Motion was seconded by Councilmember Segarra. Councilmember Adams made an amendment to the motion to also remove PH-22-068 from the consent agenda. Motion was seconded by Mayor Protem Wilkerson. The amended motion carried 6-1, with Councilmember Cobb in opposition.*

*The motion to approve the consent agenda removing RS-22-138 and PH-22-068 passed 6-1, with Councilmember Cobb in opposition.*

### **Resolutions**

**RS-22-138** Consider a memorandum/resolution approving an Interlocal Agreement with the City of Harker Heights and Bell County regarding the design and construction of Chaparral Road.

Edwin Revell, Executive Director of Development Services, gave a presentation outlining the details of the Interlocal Agreement to include the funding contributions for each entity.

*Motion was made by Mayor Protem Wilkerson to ask Bell County to remove their \$3 million cap and fund 11% of the project and bring the agreement back to City Council by October 18, 2022. Motion was seconded by Councilmember Boyd. Mayor Protem Wilkerson rescinded his motion and Councilmember Boyd rescinded his second.*

*Mayor Protem Wilkerson made a motion to approve RS-22-138 with a City of Killeen cap of 3.5%. Motion was seconded by Councilmember Boyd. Mayor Protem Wilkerson rescinded his motion and Councilmember Boyd rescinded his second.*

*Mayor Protem Wilkerson made a motion to approve RS-22-138. Motion was seconded by Councilmember Alvarez. Motion carried 6-1, with Councilmember Boyd in opposition.*

### **Ordinances**

**PH-22-068** Consider an ordinance requested by Killeen Engineering and Surveying, LTD, on behalf of JOF Developers (Case #Z22-40) to amend the Planned Unit Development (PUD) standards for approximately 62.876 acres out of the 172.58 acre tract from the Azra Webb Survey, Abstract No. 857 to allow for lessened setback requirements for two-hundred and forty-six (246) lots. The property is locally addressed as 6600 S. Fort Hood Street, Killeen, Texas. (Tabled from August 23, 2022 Regular City Council Meeting.)

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN TO AMEND THE PLANNED UNIT DEVELOPMENT (PUD) STANDARDS FOR APPROXIMATELY 62.876 ACRES OUT OF THE 172.58 ACRE TRACT FROM THE AZRA WEBB SURVEY, ABSTRACT NO. 857 TO ALLOW LESSENERED SETBACK REQUIREMENTS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

**Staff Comments:** Edwin Revell, Executive Director of Development Services

The Planned Unit Development was approved in July 2020, which included R-1, SF-2, and R-2 zoning. The applicant previously requested smaller setback requirements for 386 lots zoned R-1 and SF-2. The item was tabled to work out a compromise with the applicant. The revised request is to amend building setbacks for 246 lots zoned R-1 and add additional architectural requirements. Staff recommends approval of the request.

*Motion was made by Councilmember Adams to approve PH-22-068. Motion was seconded by Councilmember Segarra. Motion carried unanimously.*

### **Public Hearings**

**PH-22-073** HOLD a public hearing and consider an ordinance requested by Republic Engineering & Development Services, on behalf of Michael and Rhonda Jung (Case #Z22-41), to rezone approximately 20.75 acres out of the Cosper Creek Addition, Block One, part of Lots 3 and 7, from "A" (Agricultural District) and "AR-1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District) with a Conditional Use Permit (CUP) to allow boat, recreational vehicle, and semi-trailer parking and

storage. The property is addressed as 3288 and 3288-A Chaparral 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 20.75 ACRES OUT OF THE COSPER CREEK ADDITION, BLOCK ONE, PARTS OF LOTS 3 AND 7, FROM "A" (AGRICULTURAL DISTRICT) AND "AR-1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "B-3" (LOCAL BUSINESS DISTRICT) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW BOAT, RECREATIONAL VEHICLE, AND SEMI-TRAILER PARKING; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

**Staff Comments:** Edwin Revell, Executive Director of Development Services

This item was presented to City Council during their September 13, 2022 Workshop meeting. Mr. Revell was available to provide additional information and answer questions.

Mayor Nash-King opened the public hearing.

Tyler Freese spoke in support of the request using an alternative paving surface approved by the Building Official.

Michael Jung also spoke in support of the request using an alternative paving surface approved by the Building Official.

Mellissa Brown spoke in opposition to the request.

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

*Motion was made by Councilmember Segarra to approve PH-22-073 with the recommendation that the applicant follow city ordinance standards as approved by the Building Official. Motion was seconded by Councilmember Cobb. Councilmember Alvarez made an amendment to the motion to include the final approved product be an impervious surface. Motion was seconded by Mayor Protem Wilkerson. The amended motion carried unanimously.*

## **Adjournment**

With no further business, upon motion being made by Mayor Protem Wilkerson, seconded by Councilmember Boyd and unanimously approved, the meeting was adjourned at 7:05 p.m.

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Debbie Nash-King, Mayor

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Judy Paradise, Interim City Secretary