



# City of Killeen

## Legislation Details (With Text)

<b>File #:</b>	MN-21-003	<b>Version:</b>	1	<b>Name:</b>	Minutes of Regular City Council Meeting of January 12, 2021
<b>Type:</b>	Minutes	<b>Status:</b>		<b>Status:</b>	Minutes
<b>File created:</b>	1/4/2021	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	1/26/2021	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider Minutes of Regular City Council Meeting of January 12, 2021.				
<b>Sponsors:</b>	City Secretary				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Minutes				

Date	Ver.	Action By	Action	Result
1/26/2021	1	City Council		
1/19/2021	1	City Council Workshop		

Consider Minutes of Regular City Council Meeting of January 12, 2021.

**City of Killeen**  
Regular City Council Meeting  
Killeen City Hall  
January 12, 2021 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Shirley Fleming (via video conference), Councilmembers Debbie Nash-King (via video conference), Steve Harris, Ken Wilkerson, Rick Williams, Mellisa Brown.

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

Vacant: District 3 Seat

Councilmember Williams gave the invocation. Mayor Segarra led everyone in the Pledge of Allegiance.

### Approval of Agenda

*Motion was made by Mayor Pro Tem Fleming to approve the agenda pulling Agenda Items RS-21-001 and RS-21-004 from Consent Agenda. Motion was seconded by Councilmember Nash-King. The motion carried unanimously.*

### Presentations

**PR-21-001** Presentation - Bell County Health Department  
Amanda Chadwell with the Bell County Health Department

Dr. Chadwell reviewed Bell County's COVID-19 website and the resources that are on the website and how to navigate the information available to citizens.

**Citizen Petitions**

**CP-21-001** Mr. Van Fraley with I Am Possible Teen Center requested the city's help with his goals to provide a service to Killeen teens by assisting with costs such as waiving or paying his organizations utility bills.

**Citizen Comments**

Ms. Linda Marzi spoke on Agenda Item RS-21-001 (RFP 21 01 Contracted Veterinary Services)  
Ms. Emily Kuczek spoke on Agenda Item RS-21-001 (RFP 21 01 Contracted Veterinary Services)  
Ms. Erika Turner spoke on Agenda Item RS-21-001 (RFP 21 01 Contracted Veterinary Services)  
Ms. Pat Davis spoke on Agenda Item RS-21-001 (RFP 21 01 Contracted Veterinary Services)  
Ms. Monique Koch spoke on Agenda Item RS-21-001 (RFP 21 01 Contracted Veterinary Services)  
Mr. George Grammas spoke on Agenda Item RS-21-001 (RFP 21 01 Contracted Veterinary Services)  
Ms. Holly Teel spoke on Agenda Item RS-20-125 (Public Facility Corporation)  
Mr. James Ralston spoke on Agenda Item RS-20-125 (Public Facility Corporation)  
Mr. Jim Wright spoke on Agenda Item RS-20-125 (Public Facility Corporation)

**Consent Agenda**

**MN-21-001** Consider Minutes of Regular City Council Meeting of December 8, 2020.

**MN-21-002** Consider Minutes of Regular City Council Meeting of December 15, 2020.

**RS-21-002** Consider a memorandum/resolution authorizing the purchase of twelve canopies for the City of Killeen Parks System from Playground Solutions of Texas in the amount of \$183,155.

**RS-21-003** Consider a memorandum/resolution authorizing the purchase of solar LED lighting for the Fort Hood Regional Trail, the Conder Park Trail, and the Mickey's Dog Park from JEC Energy Solutions in the amount of \$235,044.

**OR-21-001** Consider an ordinance ordering a general election to be held on May 1, 2021 to elect a district council member for each district.

The City Secretary read the caption of the ordinance.

AN ORDINANCE ORDERING THE HOLDING OF AN ELECTION IN THE CITY OF KILLEEN, TEXAS, FOR THE PURPOSE OF ELECTING A COUNCILMEMBER FOR EACH OF THE 4 DISTRICTS; PROVIDING FOR THE FILING OF WRITTEN APPLICATION TO HAVE THEIR NAMES PRINTED ON THE OFFICIAL BALLOT; 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.

*Motion was made by Mayor Pro Tem Fleming to approve the consent agenda. Motion was seconded by*

*Councilmember Wilkerson. Motion carried unanimously.*

## **Resolutions**

**RS-21-001** Consider a memorandum/resolution awarding RFP 21 01 for contracted veterinary services and enter into an agreement with Aztec Pet Hospital in an amount not to exceed \$90,000 annually.

*Motion was made by Councilmember Brown to reject the bid and issue a new RFP. Motion was seconded by Mayor Pro Tem Fleming. During discussions, Councilmember Nash-King made a motion to call for the vote. Motion was seconded by Mayor Pro Tem Fleming. Motion failed 2 to 4 with Councilmember Brown, Councilmember Harris, Councilmember Wilkerson and Councilmember Williams in opposition. Following discussion, the motion to reject bid and issue new RFP failed 3 to 4 with Mayor Segarra breaking tie and Councilmember Nash-King, Councilmember Wilkerson, and Councilmember Williams in opposition. Councilmember Wilkerson made a motion to approve RS-21-001. Motion was seconded by Councilmember Nash-King. Motion carried 4 to 3 with Mayor Segarra breaking tie and Councilmember Brown, Mayor Pro Tem Fleming and Councilmember Harris in opposition.*

**RS-21-004** Consider a memorandum/resolution confirming the City Manager's annual evaluation and pay increase.

*There was discussion about the three most recently elected councilmembers not having enough time to sufficiently evaluation the City Manager. The City Attorney reminded the councilmembers that the Governing Standards and Expectations state that all members are required to vote unless a member has a legal conflict, and that abstaining from a vote for any other reason would be recorded as a vote against the item. Motion was made by Mayor Pro Tem Fleming to approve RS-20-125. Motion was seconded by Councilmember Nash-King. Motion carried 5 to 1 with Councilmember Brown recorded as a vote in opposition by abstaining from the vote.*

**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.

**Staff Comments:** Traci Briggs, City Attorney.

This item has been discussed during the December 8, 2020 City Council Workshop Meeting and at a public forum held on December 10, 2020. Ms. Briggs reviewed amendments that include noting the PFC will be organized as a single-issue PFC exclusively for the purpose of supporting the NRP multifamily project and that it shall not sell or deliver bonds. City staff recommends that the city council approve and authorize the creation of the Killeen Public Facility Corporation to act on the city's behalf and approve the certificate of formation. Ms. Briggs and NRP representative Alastair Jenkin were available to address any questions or concerns from city council, and outside counsel Jim Plummer of Bracewell LLP joined via video conference.

*Motion was made by Mayor Pro Tem Fleming to approve RS-20-125. Motion was seconded by Councilmember Nash-King. Motion carried 4 to 3 with Mayor Segarra breaking the tie and with Councilmember Brown, Councilmember Wilkerson, and Councilmember Williams in opposition.*

## **Public Hearings**

**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. (Tabled from December 8, 2020 Regular City Council Meeting)

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO CHANGE APPROXIMATELY 22.54 ACRES, OUT OF THE J. GOSLIN SURVEY, ABSTRACT NO. 344 AND THE H. C. MCCLUNG SURVEY, ABSTRACT NO. 570 FROM A 'GENERAL COMMERCIAL' AND 'GENERAL RESIDENTIAL' DESIGNATION TO A 'PLANNED DEVELOPMENT'; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**Staff Comments:** Tony McIlwain, Executive Director of Planning.

The applicant is requesting that the FLUM be amended as follows: approximately 5.14 acres from 'General Commercial' to 'Planned Development'; and, approximately 17.40 acres from 'General Residential' to 'Planned Development'. A concurrent rezoning request has also been submitted for a Planned Unit Development for "R-3A" (Multi-Family Apartment Residential District) use. Staff recommends approval of the 'Planned Development' FLUM designation as the applicant's request is consistent and compatible with the existing residential and commercial land uses and prevailing community character and is in conformance with the PUD requirements outlined in Sec. 31-256.9. The Planning and Zoning Commission recommended approval of the request by a vote of 6 to 1.

Mayor Segarra invited the applicant to speak.

The applicant, Alastair Jenkin, appeared before city council to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

Ms. Holly Teel signed up to speak but was not at the meeting when called upon.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Nash-King to approve PH-20-047. Motion was seconded by Mayor Pro Tem Fleming. Motion carried 4 to 3 with Mayor Segarra breaking the tie and with Councilmember Brown, Councilmember Wilkerson and Councilmember Williams in opposition.*

**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. (Tabled from December 8, 2020 Regular City Council Meeting)

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 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); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

**Staff Comments:** Tony McIlwain, Executive Director of Planning.

The applicant has proposed a Planned Unit Development (PUD) concept plan which includes sixteen (16) three story multi-family structures with a total of 368 residential units on 22.54 acres of land. In addition to the residential structures, the applicant is proposing amenities that will include a large pool area with grills, a fitness center, a clubhouse, an internet café, and a dog park. Mr. McIlwain reviewed the Planned Unit Development standards that included site design, complementary architecture, layout repetition, external materials, articulation, balconies, amenities, height regulations, roof pitch, stairs, accessory buildings, open space, fencing, screening, and parking. Thirty-three (33) surrounding property owners were notified of the request, two written responses in support have been received. Staff recommends approval of the applicant's PUD zoning request as it satisfies the PUD requirements outlined in Code Sec. 31-256.9. The Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 1.

Mayor Segarra invited the applicant to speak.

The applicant, Alastair Jenkin, appeared before city council to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

Ms. Holly Teel signed up to speak but was not at the meeting when called upon.

With no one appearing, the public hearing was closed.

*Motion was made by Mayor Pro Tem Fleming to approve PH-20-048. Motion was seconded by Councilmember Nash-King. Motion carried 4 to 3 with Mayor Segarra breaking the tie and with Councilmember Brown, Councilmember Wilkerson and Councilmember Williams in opposition.*

**PH-19-038 HOLD** a public hearing and consider an ordinance requested by Robert Craig on behalf of EKV Inc. (Case #Z19 23) to rezone Lots 10 and 11, Block 2, Marlboro Heights Replat, from "B 5" (Business District) to "B C 1" (General Business and Alcohol Sales District). The property is addressed as 2704 E. Veterans Memorial Blvd., Killeen, Texas. (Tabled from October 8, 2019 Regular City Council Meeting)

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 LOTS 10 AND 11, BLOCK 2, MARLBORO HEIGHTS REPLAT, FROM "B-5" (BUSINESS DISTRICT) TO "B-C-1" (GENERAL BUSINESS AND ALCOHOL SALES DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

**Staff Comments:** Tony McIlwain, Executive Director of Planning.

This request was originally submitted by Robert Craig on August 13, 2019. The request was recommended for approval by the Planning and Zoning Commission on September 16, 2019 and was subsequently tabled by the city council, per the applicant's request on October 8,

2019. The purpose of the request is to allow the business owner to sell alcohol for on-premise consumption. The applicant's request is consistent with the Future Land Use Map. Zoning notices were originally sent out regarding this request on September 4, 2019. Staff received one written response in support and fourteen written responses in opposition of the request. Staff re-notified 35 surrounding property owners within the 400' notification boundary on December 9, 2020. City staff has not received any written responses in support or opposition since these notifications were made and further recommends approval of the applicant's zoning request as it is typical of similar establishments along Veteran's Memorial Boulevard. Planning and Zoning Commission recommended approval of the request by a vote of 3 to 2.

Mayor Segarra invited the applicant to speak.

The applicant's representative, Thomas Young, appeared before city council to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

Mr. Jim Wright spoke in favor of request.

Ms. Amy Harrison spoke in favor of request.

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

*Motion was made by Councilmember Brown to disapprove PH-19-038. Motion was seconded by Mayor Pro Tem Fleming. Motion carried 5 to 1 with Councilmember Harris in opposition.*

**PH-21-001 HOLD** a public hearing and consider an ordinance requested by Jeff Lackmeyer on behalf of Lorie Renegar (Case# FLUM Z20 02) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'General Residential' (GR) designation for approximately 16.104 acres out of the V. L. Evans Survey, Abstract No. 288. The property is addressed as 952 N. Roy Reynolds Drive, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO ADD A 'GENERAL RESIDENTIAL' DESIGNATION TO APPROXIMATELY 16.104 ACRES OUT OF THE V. L. EVANS SURVEY, ABSTRACT NO. 288, KILLEEN, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**Staff Comments:** Tony McIlwain, Executive Director of Planning.

The Future Land Use Map identifies approximately 320 acres of undeveloped property along the eastern edge of the city limits as being intended for future 'Suburban Residential' (SR) development. Within this area: approximately 273 acres are zoned "R-1"; approximately 32 acres are zoned "R-2"; and the remaining area is a mix of "R-3", "B-4", "B-5", and M-2" (Heavy Manufacturing). The majority of the undeveloped property designated as 'Suburban Residential' (SR) in this area is already zoned "R-1" or "R-2". City staff finds that it is unlikely the adjacent undeveloped property would be down zoned to a less restrictive zoning designation. Further, staff finds that the current (SR) designation is inappropriate for this tract due to the existing "M-2" uses immediately adjacent to the south. Staff is of the determination that it is unlikely this property would develop with large-lot, single-family residential uses. Staff recommends approval of the applicant's request to amend the Future Land Use Map designation from 'Suburban Residential' to 'General Residential'. The Planning and Zoning

Commission recommended approval of the applicant's request by a vote of 4 to 1.

Mayor Segarra invited the applicant to speak.

The applicant, Jeff Lackmeyer, appeared before city council 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-21-001. Motion was seconded by Councilmember Williams. Motion carried unanimously.*

**PH-21-002 HOLD** a public hearing and consider an ordinance requested by Jeff Lackmeyer on behalf of Lorie Renegar (Case #Z20 07) to rezone approximately 16.104 acres out of the V. L. Evans Survey, Abstract No. 288, from "R 1" (Single Family Residential District) to "R 2" (Two Family Residential District). The property is addressed as 952 N. Roy Reynolds Drive, 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 16.104 ACRES OUT OF THE V. L. EVANS SURVEY, ABSTRACT NO. 288, FROM "R-1" (SINGLE-FAMILY RESIDENTIAL 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:** Tony McIlwain, Executive Director of Planning.

The applicant intends to build up to 50 to 60 two-family homes on the property. City staff notified owners of 129 surrounding properties. To date, no responses have been received in support or opposition to the request. Staff recommends approval of the applicant's "R-2" (Two Family Residential District) request as presented. Staff finds that the request is consistent with the adjacent land uses and prevailing residential community character. The Planning & Zoning Commission recommended approval of the request by a vote of 4 to 1.

Mayor Segarra invited the applicant to speak.

The applicant, Jeff Lackmeyer, appeared before city council 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 Williams to approve PH-21-002. Motion was seconded by Councilmember Wilkerson. Motion carried unanimously.*

**PH-21-003 HOLD** a public hearing and consider an ordinance requested by Garrett Nordyke on behalf of Bernard Klimaszewski (Case #FLUM20 06) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for Lots 71 74, Llewelyn Estates 3. The property is addressed as 5011 Cunningham Road, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP TO ADD A 'GENERAL RESIDENTIAL' DESIGNATION TO LOTS 71-74, LLEWELYN ESTATES 3; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**Staff Comments:** Tony McIlwain, Executive Director of Planning.

The request is to amend approximately 22.505 acres on the Future Land Use Map from 'Estate' to 'General Residential'. If approved, the applicant intends to develop the property into single-family residential lots. The subject property is currently undeveloped. The surrounding adjoining properties are predominately estate style lots with agricultural use, vacant undeveloped lots, and single-family residential lots. Staff recommends approval of the applicant's request to amend the Future Land Use Map from 'Estate' to 'General Residential'. The Planning and Zoning Commission recommended approval of the request by a vote of 4 to 3.

Mayor Segarra invited the applicant to speak.

The applicant, Garrett Nordyke, appeared before city council to provide additional information and answer questions.

Mayor Segarra opened the public hearing.

Maria Wright spoke in opposition of the request.

Nina Cobb spoke in opposition of the request.

Khandiese Cooper spoke in opposition of the request.

Timothy McNeely spoke in opposition of the request.

Heather McNeely spoke in opposition of the request.

Gerda Kapsch spoke in opposition of the request.

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

*Motion was made by Councilmember Wilkerson to disapprove PH-21-003. Motion was seconded by Councilmember Nash-King. Motion carried unanimously.*

**PH-21-004 HOLD** a public hearing and consider an ordinance requested by Quintero Engineering, L.L.C. on behalf of Kailles Projects, L.L.C. (Case #Z20 26) to rezone Lot 2, Block 1, Mulford Addition, from "B 3" (Local Business District) to "R 2" (Two Family Residential District). The property is addressed as 1403 Mulford Street, 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 LOT 2, MULFORD ADDITION, FROM "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:** Tony McIlwain, Executive Director of Planning.

The subject property is identified as 'R-MIX' (Residential Mix) on the Future Land Use Map (FLUM) of the Comprehensive Plan. This land use designation permits a mix of residential types and densities intermixed, both on the same block and across streets. Staff finds that the applicant's request for "R-2" (Two-Family Residential) zoning is consistent with the



Comprehensive Plan's Future Land Use Map (FLUM). If approved, the applicant intends to develop a two-family home on the property. Staff notified sixty-one surrounding property owners regarding this request. To date, no responses have been received in support or opposition. Staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential) to "R-2" (Two-family Residential) as presented. The Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.

Mayor Segarra invited the applicant to speak.

The applicant was not in attendance.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

*Motion was made by Councilmember Brown to approve PH-21-004. Motion was seconded by Councilmember Williams. Motion carried unanimously.*

**PH-21-005 HOLD** a public hearing and consider an ordinance requested by Catalino Hernandez (Case #Z20 27) to rezone Lot Pt. 6, 7, Block 6, North Side Addition from "B 3" (Local Business District) to "B 4" (Business District). The property is addressed as 1401 N. 8th Street, 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 LOT PT. 6, 7, BLOCK 6, NORTH SIDE ADDITION FROM "B-3" (LOCAL BUSINESS DISTRICT) TO "B-4" (BUSINESS DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

**Staff Comments:** Tony McIlwain, Executive Director of Planning.

The subject property is currently a vacated building. The applicant is proposing an Auto Repair Shop. Staff notified 48 surrounding property owners regarding this request. To date, no responses have been received in support or opposition. Staff is of the determination that the zoning request is consistent with the Comprehensive Plan. The Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.

Mayor Segarra invited the applicant to speak.

The applicant, Catalino Hernandez, appeared before city council 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-21-005. Motion was seconded by Mayor Pro Tem Fleming. Motion carried unanimously.*

## **Adjournment**

With no further business, upon motion being made by Councilmember Wilkerson, seconded by Councilmember

Brown, and unanimously approved, the meeting was adjourned at 8:59 p.m.