

**National Logistics  
Training Center Inc**  
8163 Cole Pkwy  
Lenexa, KS 66227

May 12, 2025

**City of Killeen Planning & Development Services Department**  
200 East Avenue D  
Killeen, TX 76541

RE: Request for FLUM Amendment for 102, 108 & 110 W Elms Rd, Killeen, TX - Parcels:  
A0306BC G W FARRIS, 31, ACRES 2.51 & A0306BC G W FARRIS, 31, ACRES 11.201

**Current FLUM Designation:** Residential Mix (RM)

**Proposed FLUM Designation:** Regional Commercial (RC)

To Whom It May Concern:

On behalf of National Logistics Training Center Inc, I am submitting this formal request to amend the Future Land Use Map (FLUM) designation for the property located at 102 W Elms Rd, Killeen, TX 76542, from Residential Mix to Regional Commercial. The intent of this amendment is to support the future development of a state-licensed vocational trade school that will provide hands-on technical training in commercial driving, diesel technology, and logistics operations.

#### **Reason for the Request and Proposed Use**

The subject parcel is currently undeveloped and vacant, with no existing structures or infrastructure improvements. Our organization intends to develop the property in 2026 as a single-purpose educational campus. The facility will include:

- One academic building with classrooms and hands-on lab spaces (approx. 2,000 sq.ft);
- Outdoor parking for 3 to 5 trucks to support CDL and diesel mechanic training;
- Outdoor parking for personal vehicles
- Onsite administrative offices.

Importantly, per licensing regulations, the school is limited to a maximum of 10 students per class. This cap inherently restricts traffic volume, site intensity, and environmental impact.

This amendment is necessary because the current FLUM designation does not allow for commercial or institutional use on the property, even though the surrounding area has already shifted toward B-5 zoning.

## **Consistency with the Comprehensive Plan**

The proposed use aligns with key policies and goals in the City of Killeen Comprehensive Plan, including but not limited to:

- **Goal ED-1:** Strengthening Killeen’s economic base by investing in workforce readiness and vocational training;
- **Goal LU-2:** Encouraging infill and redevelopment to optimize existing infrastructure and reduce urban sprawl;
- **Goal LU-4:** Supporting non-residential development in areas with compatible adjacent land use and zoning designations.

The school will serve as a workforce development pipeline for residents seeking access to high-paying, in-demand skilled trades, aligning with the City’s long-term strategic priorities for economic growth and education access.

## **Compatibility with Surrounding Land Use**

Although the site is currently zoned R-1, the immediate surrounding parcels are zoned B-5, with nearby uses including light commercial and institutional development. The proposed educational use is fully compatible with this context and serves as a logical extension of the prevailing land use pattern.

This is not an introduction of commercial activity into a residential corridor, it is a formal realignment of the FLUM to reflect existing and anticipated land use realities.

## **Impact on Infrastructure**

The development will have minimal impact on the City's infrastructure systems as a result of the limited class sizes and overall activities. The vocational school will not require any unique utility needs and will reflect the standard usage of a similar small office facility.

- **Water and wastewater:** The educational facility will require standard utility connections with low consumption, given the small class sizes and limited operating hours.
- **Drainage:** All improvements will comply with current stormwater ordinances, and no known floodplain issues exist on-site.

- **Transportation:** Access will be from W Elms Rd, a paved local street. Given the 10-student cap, staff of fewer than 5, and light truck activity, traffic impact is projected to be negligible. No improvements or turn lanes are anticipated at this time.

### **Fiscal and Service Impact on the City**

This project will increase the City’s tax base, generate permit and licensing fees, and stimulate the local job market by producing career-ready graduates. Due to the small-scale nature of the operation and the low intensity of use, it is not expected to strain public resources or service capacity in any meaningful way.

Moreover, the school will support partnerships for job placement and economic development, further extending its value beyond its physical footprint.

### **Environmental Impact and Sensitive Areas**

The subject property is currently vacant and undeveloped, consisting of cleared, level ground with no existing structures or utilities. A preliminary review of City GIS data, floodplain maps, and environmental overlays indicates that the site does not contain any designated environmentally sensitive areas, including floodplains, floodways, wetlands, critical habitats, protected species, or proximity to watercourses or drainage easements.

All future site development will be engineered in full compliance with the City of Killeen’s drainage and stormwater regulations, as well as applicable state and federal environmental laws. Given the limited scale of the project and the minimal impervious surface associated with the proposed improvements, the impact on natural systems is expected to be nonexistent or negligible.

Sincerely,



**Kristofer Grempler**  
General Manager