

CASE #Z25-29:
“R-1” TO “B-4”

PH-25-063

November 4, 2025

Case #Z25-29: “R-1” to “B-4”

- Hold a public hearing and consider a request submitted by National Logistics Training Center Inc. on behalf of the Catholic Diocese of Austin (**Case# Z25-29**) to rezone approximately 14.751 acres, being Lot 11, Willie F Stefek and G W Farris Survey, Abstract No. 306, from “R-1” (Single-Family Residential District) to “B-4” (Business District).
- The subject properties are locally addressed as 102, 108, and 110 West Elms Road, Killeen, Texas.

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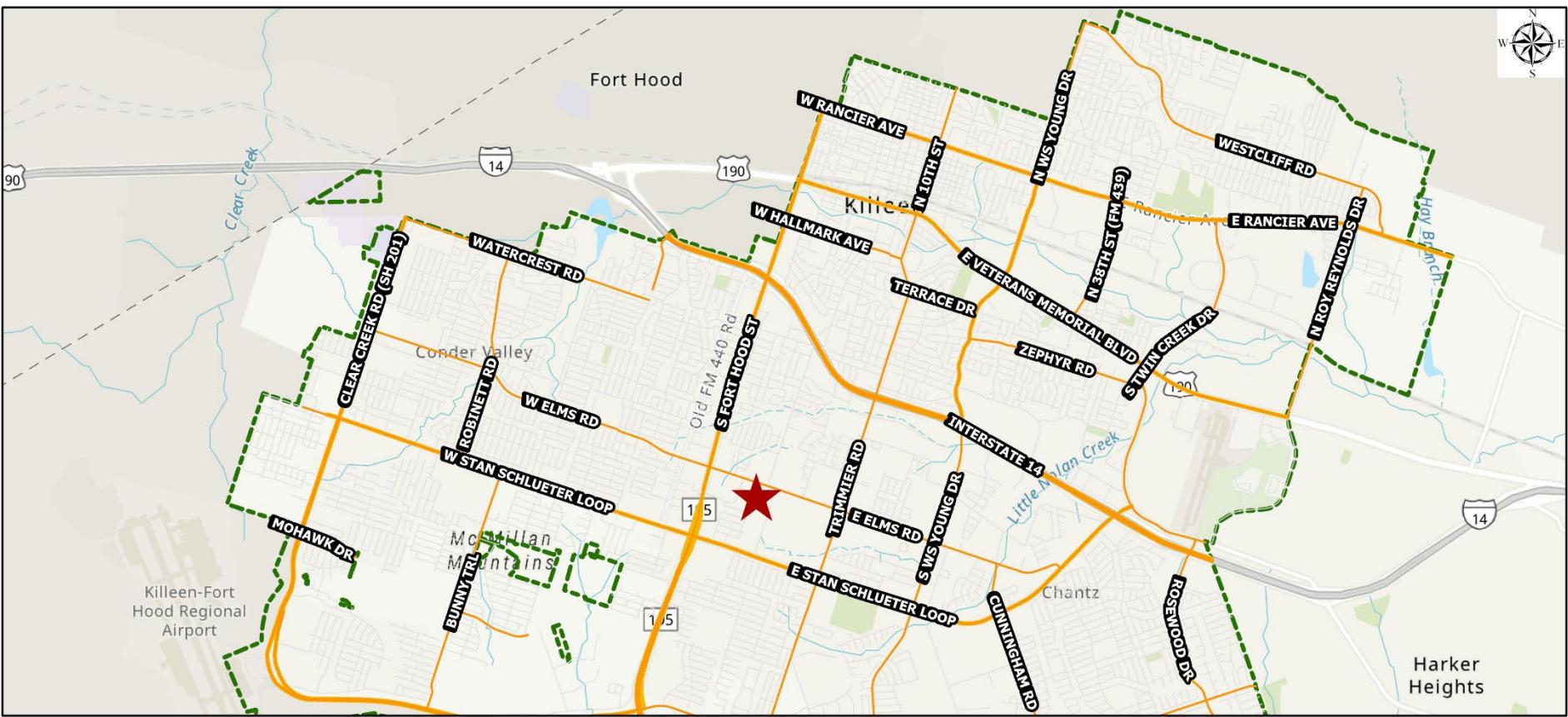
- The applicant has submitted a request to rezone the subject property from “R-1” (Single-Family Residential District) to “B-4” (Business District).
- If approved, the applicant intends to develop a vocational trade school on the property.

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- A Future Land Use Map (FLUM) amendment from ‘Residential Mix’ to ‘Regional Commercial’ was recently approved by City Council on August 19, 2025.
- The applicant is now requesting to rezone the property from “R-1” (Single-Family Residential District) to “B-4” (Business District).

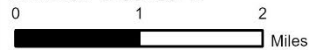
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- The subject property is located within the ‘Intended Growth’ area on the Growth Sector Map and designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



LOCATION MAP

Council District: 3



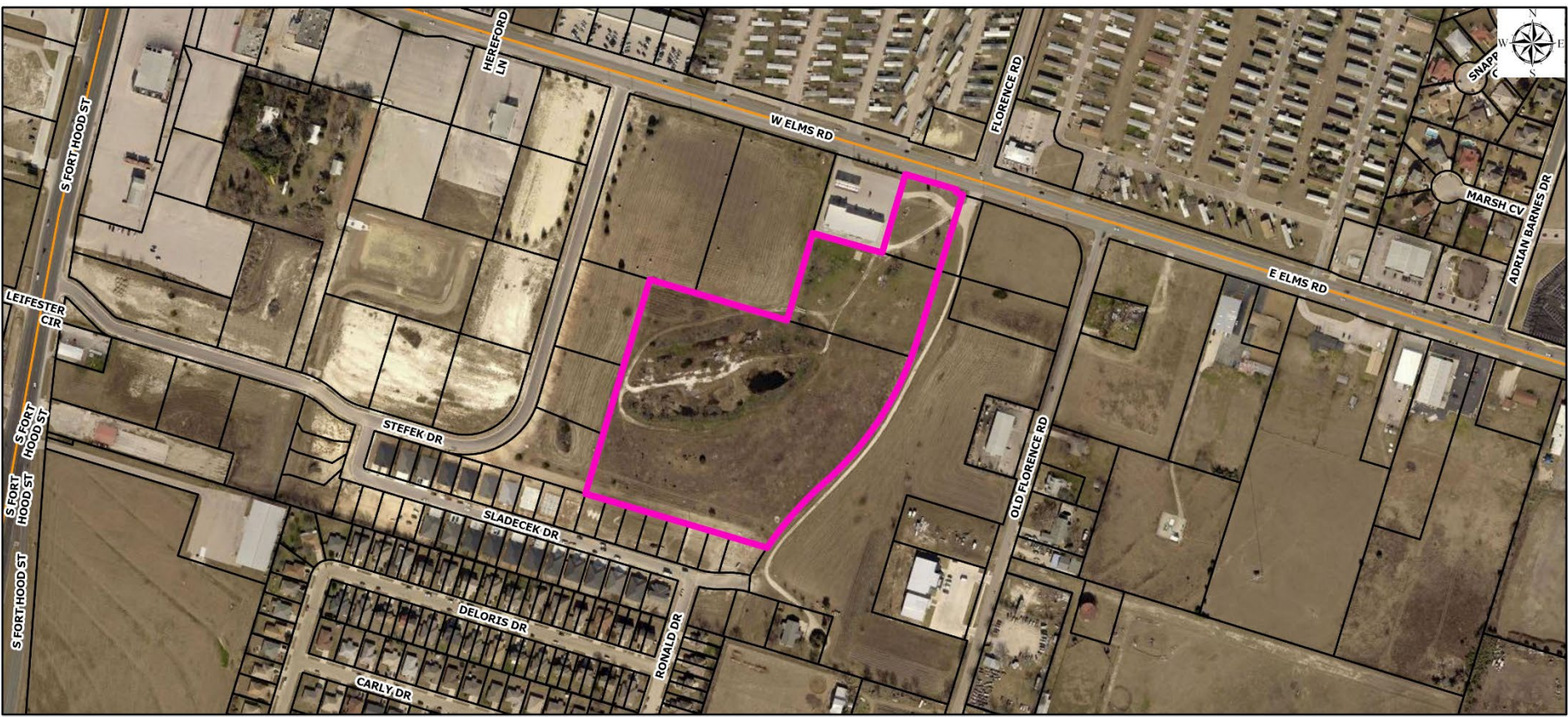
Subject Property Legal Description: A0306BC G W FARRIS, 31, ACRES 11.201, A0306BC G W FARRIS, 31, ACRES 2.51, WILLIE F STEFEK, LOT TRACT 11, ACRES 1.04 TOTAL ACRES 14.75

Zoning Case 2025-29

R-1 TO B-4

Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2025-29

R-1 TO B-4

Legend
 Zoning Case

Subject Property Legal Description: A0306BC G W FARRIS, 31, ACRES 11.201, A0306BC G W FARRIS, 31, ACRES 2.51, WILLIE F STEFEK, LOT TRACT 11, ACRES 1.04 TOTAL ACRES 14.75

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View of the subject property facing south from Elms Road:



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View from the subject property facing north across West Elms Road:



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View from the subject property facing west on West Elms Road:



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View from the subject property facing East on West Elms Road:



Public Notification

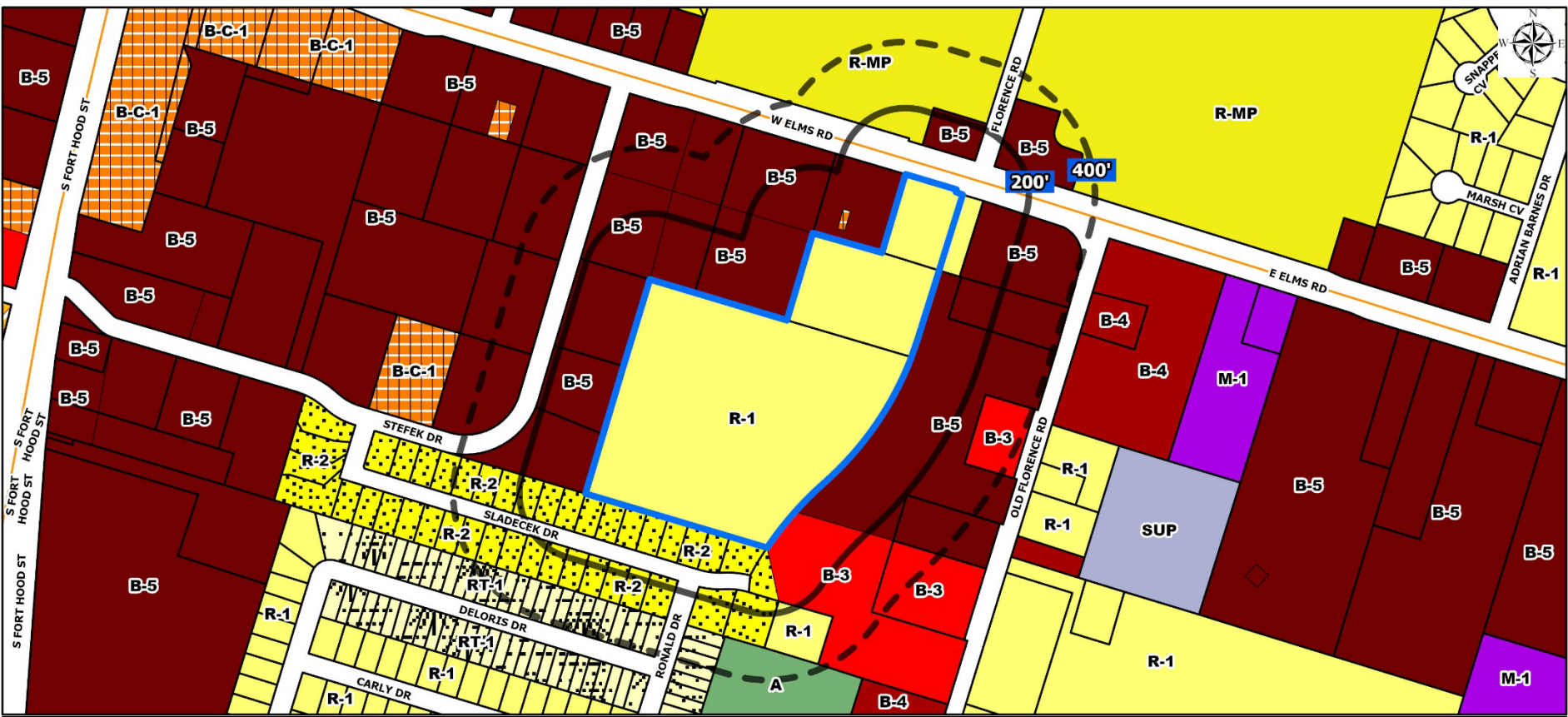
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- Staff notified the owners of seventy-five (75) surrounding properties regarding this request.
- As of the date of this staff report, staff has received no written responses in opposition to this request.
- However, there was a response received in which the adjacent property owner requested a screening fence between the subject property and the abutting residential development.

Public Notification

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- The standards regarding screening devices were amended in September 2024 via Ordinance No. 24-039 to require the construction of an eight (8) foot masonry screening device between the proposed commercial development and the existing residential on Sladeck Drive.



ZONING MAP
Council District: 3
0 200 400
Feet

Zoning Case 2025-29

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Staff Recommendation

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- Staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single-Family Residential) to "B-4" (Business District).

Commission Recommendation

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- At their regular meeting on September 22, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.