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

August 22, 2025

# City of Killeen Planning & Development Services Department

200 East Avenue D Killeen, TX 76541

RE: Request for Rezoning – 102 W Elms Rd, Killeen, TX

**Parcels:** A0306BC G W FARRIS, 31, ACRES 2.51 (Lot ID 240170); A0306BC G W FARRIS, 31, ACRES 11.201; WILLIE F STEFEK, TRACT 11, ACRES 1.04 (Lot ID 111425)

To Whom It May Concern:

On behalf of National Logistics Training Center Inc, I am submitting this formal request to rezone the above-referenced parcels located at 102 W Elms Rd, Killeen, TX 76542. The Future Land Use Map (FLUM) amendment to Regional Commercial (RC) has already been approved. We are now requesting a rezoning from **R-1** (**Residential Single-Family District**) to **B-4** (**Business District**) to allow for the development of a state-licensed vocational trade school.

#### **Proposed Use**

The subject property is currently vacant. Our plan is to develop it in 2026 as a vocational education campus, including:

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

Licensing regulations cap enrollment at a maximum of 10 students per class, ensuring limited traffic, minimal site intensity, and reduced environmental impact.

### **Consistency with the Comprehensive Plan**

The rezoning request is consistent with the City's Comprehensive Plan and approved FLUM amendment. Specifically, it advances:

- Goal ED-1: Expanding workforce readiness and vocational training opportunities.
- Goal LU-2: Promoting infill development and optimized use of existing infrastructure.

• **Goal LU-4:** Supporting compatible non-residential development adjacent to existing business zoning.

## Compatibility with Surrounding Land Use

While the site is zoned R-1, surrounding parcels are zoned B-4, with nearby commercial and institutional uses. The vocational school use is fully compatible and represents a logical extension of the current land use pattern.

### **Impact on Infrastructure and Services**

The project's small size and capped enrollment mean minimal infrastructure demands:

- Water/Wastewater: Standard connections with low consumption.
- **Drainage:** All site improvements will comply with stormwater requirements; no floodplain issues exist.
- **Transportation:** Direct access from W Elms Rd. Traffic generation will be negligible, with no improvements or turn lanes anticipated.

## **Fiscal and Community Impact**

Rezoning approval will expand the tax base, generate permit and licensing fees, and support workforce development. Graduates will enter high-demand trades, contributing to local employment and economic growth.

#### **Environmental Considerations**

The property is cleared, level ground with no identified floodplain, wetlands, or sensitive habitat. Site development will comply with all City, state, and federal environmental standards.

#### Conclusion

This rezoning request reflects the City's vision for compatible growth, supports workforce development, and aligns with the already approved FLUM amendment. We respectfully request your approval.

Sincerely,

Kristofer Grempler

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General Manager