

**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
General Manager