



CASE #Z24-37: “A” TO “A-R1”

PH-25-009

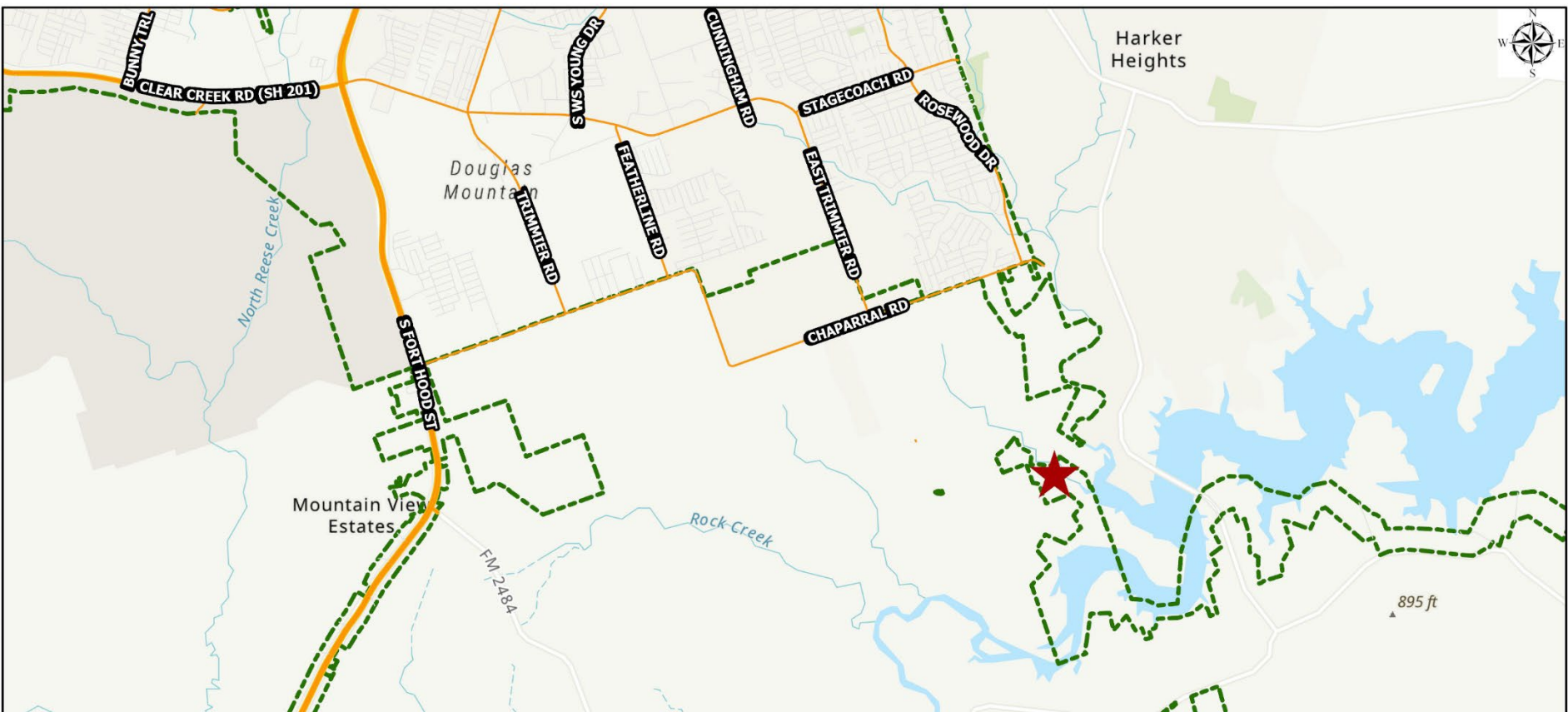
March 4, 2025

Case #Z24-37: “A” to “A-R1”

- ❑ Hold a public hearing and consider a zoning request submitted by Richard and Cathryn Dadamo (**Case #Z24-37**) to rezone 2.161 acres out of J. Goslin Survey, Abstract No. 343, 4-10 from “A” (Agricultural District) to “A-R1” (Agricultural Single-Family Residential District).
- ❑ The subject property is locally addressed as 945 Schrader Road, Killeen, Texas.

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- If approved, the applicant intends to develop a single-family home on the property.
- Per Sec. 31-158(b), no structure may be erected on any lot in the "A" (Agricultural) district if it is less than three (3) acres in size. Because the property is less than three (3) acres, it must be rezoned to “A-R1” (Agricultural Single-Family Residential District) in order for a home to be built on it. Per Sec. 31-174(b)(1), the minimum lot size in “A-R1” is one (1) acre.



LOCATION MAP

Council District: 2



Subject Property Legal Description: A0343BC J GOSLIN, 4-10, ACRES 2.161

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A TO A-R1

Legend

- Major Roads
- - - City Limits
- ★ Zoning Case Location



AERIAL MAP

Council District: 2



Subject Property Legal Description: A0343BC J GOSLIN, 4-10, ACRES 2.161

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Legend
 Citylimits

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View of the subject property facing east from Schrader Road:



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View of the adjacent property to the south from Schrader Road:



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View facing west down Schrader Road.



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View facing north from Schrader Road:



Comprehensive Plan Analysis

- This property is located within the ‘Limited Growth’ area on the Growth Sector Map and designated as ‘Rural Estate’ on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.
- The ‘Limited Growth’ sector includes areas within the farthest extents of the city limits. These are primarily large homesteads and farmland that have value as agricultural, natural habitat, or open space.

Comprehensive Plan Analysis

- The 'Rural Estate' place type is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This place type allows for up to one hundred percent (100%) residential uses.

Comprehensive Plan Analysis

- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **NH3** – Diversify Housing Mix (types and price points). In areas outside the city limits and/or identified as rural estate place type, encourage preservation of existing homesteads and development of high-end rural estate style neighborhoods for those seeking rural style living and larger lots.

Staff Findings

- Ingress and egress to the property is through a passage easement at the end of Schrader Road. Schrader Road is a 60-foot-wide right-of-way county road.
- Water services are available to the property via an existing 2" water line located on Schrader Road.
- Wastewater services are not available to the property. The property will require a septic tank.

Staff Findings

- The northern portion of the subject property is in Zone A and Zone AE (Special Flood Hazard Area).
- There is a proposed trail located along the northern portion of this site following Little Trimmier Creek. The requisite 20-foot access easement will be secured during the platting process.
- Apart from the requirements noted above, development of the subject property is exempt from parkland dedication and development requirements in accordance with Sec. 26-129(B)(2), which exempts minor plats of existing lots.

Staff Findings

- Staff is of the determination that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Staff finds that the request is consistent with the character of the surrounding area. Approval of the applicant's request would have no negative impacts on the surrounding properties.

Public Notification

- Staff notified five (5) surrounding property owners regarding this request. Of those property owners notified, two (2) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and three (3) live outside Killeen.
- To date, staff has received one response in opposition to this request, citing infrastructure concerns.



NOTIFICATION MAP

Council District: 2



Subject Property Legal Description: A0343BC J GOSLIN, 4-10, ACRES 2.161

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A TO A-R1

Legend

- Current Zoning
- A
- A-R1
- City Limit
- Opposition

Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "A-R1" (Agricultural Single-Family Residential District).

Commission Recommendation

- At their regular meeting on January 27, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 5-0.