



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Lakes Plat 1 – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

Owner:

Kettlestone Lakes, LLC

Applicant:

Landmark Companies, Inc.

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

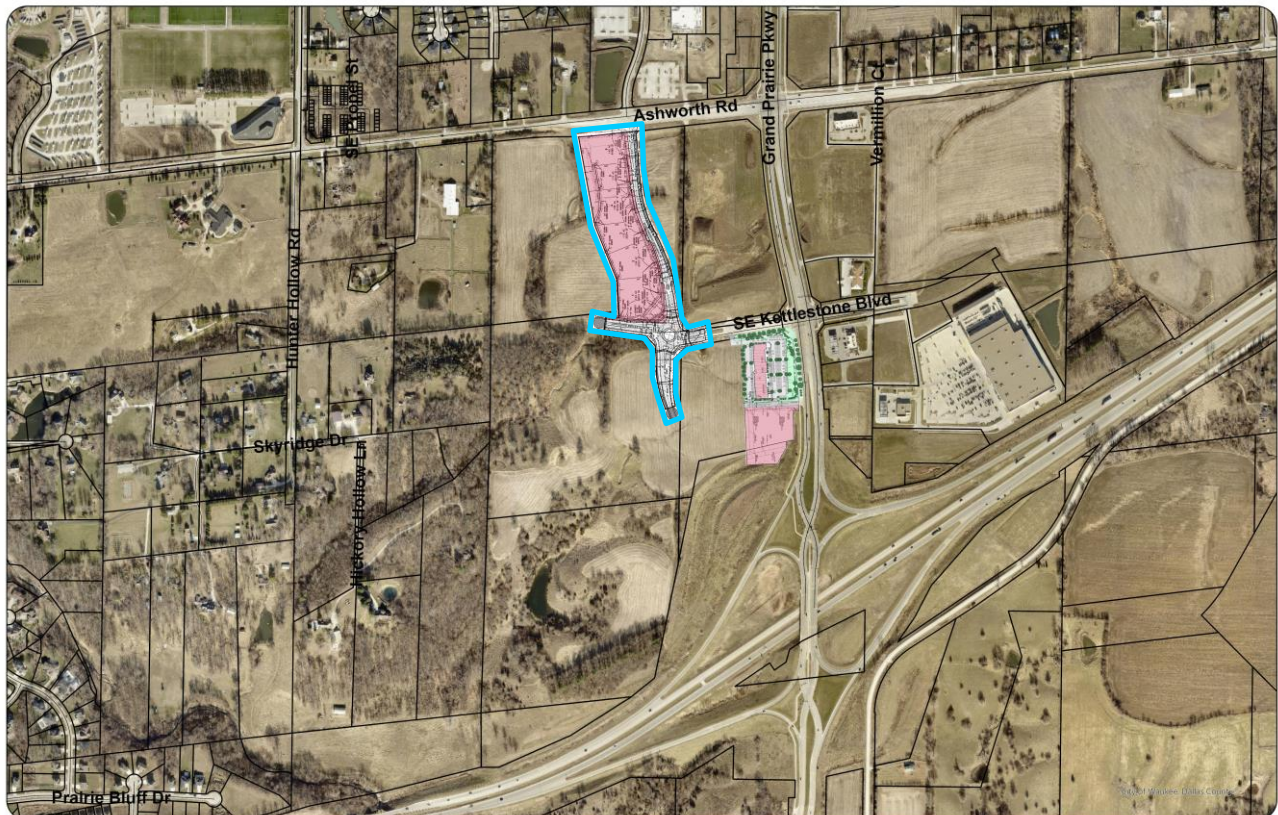
Request:

The applicant is requesting approval of a preliminary plat for a commercial development.

Location and Size:

Property is generally located south Ashworth Road and west of Grand Prairie Parkway, containing approximately 14.07-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan / Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Retail Regional / Mixed Use	K-RR (Kettlestone Retail Regional District)
North	Single-Family Residential / Commercial	Retail Community	K-RR (Kettlestone Retail Regional District) / K-RR/PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay) / K-RC (Kettlestone Retail Community District) / A-1 (Agricultural District)
South	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)
East	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)
West	Vacant – Undeveloped	Mixed Use	K-RR (Kettlestone Retail Regional District)

HISTORY

The subject property was recently rezoned from A-1 (Agricultural District) to K-RR (Kettlestone Retail Regional District). The property is vacant, undeveloped land.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 6 lots for commercial development. The lots range in size from 1.15-acres to 1.94-acres in area. All lots meet or exceed the minimum requirements of the K-RR zoning district. The table below summarizes the bulk regulations for the K-RR zoning district.

Stormwater detention is shown within a pond located to the southwest of the proposed plat.

Street trees will be provided along the public streets.

Standard K-RR requirements.

Category	K-RR (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Side Yard Setback	No Minimum

STREETS AND TRAILS

As part of the improvements associated with this plat, extensions will be made to SE Kettlestone Boulevard and SE Parkview Crossing Drive. The intersection of SE Parkview Crossing Drive and SE Kettlestone Boulevard will be a roundabout. Ten-foot-wide trails will be constructed on one side of each of the public streets.

UTILITIES

Public utilities will be extended throughout the plat. The stormwater management areas will be owned and maintained by the developer/property owner.

EASEMENTS

All proposed easements have been indicated on the preliminary plat.

COMPREHENSIVE PLAN

The subject property is within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land uses shown within the Kettlestone Master Plan for the subject property are Retail Regional and Mixed Use. The proposed preliminary plat is consistent with the Kettlestone Master Plan.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and the preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for Kettlestone Lakes Plat I subject to remaining staff comments.