



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kee West Plat 1 – Preliminary Plat & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: March 6, 2025

MEETING DATE: March 11, 2025

GENERAL INFORMATION

Owner/Applicant:

AP GPP, LC

Owner's Representative:

Paul Clausen, P.E. with CEC

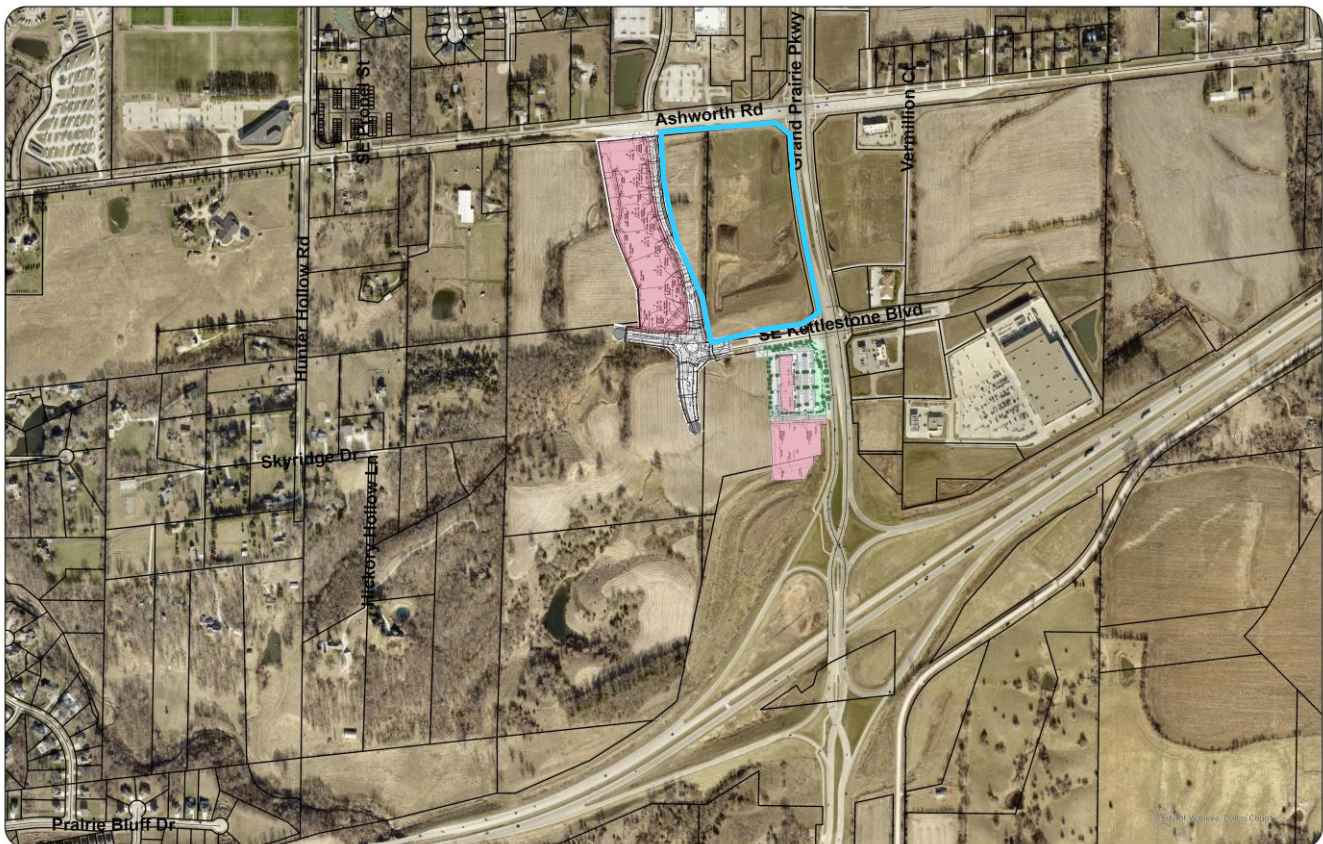
Request:

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

Location and Size:

Property is generally located south of Ashworth Road and west of Grand Prairie Parkway containing approximately 25.97-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	K-RR (Kettlestone Retail Regional District)
North	Commercial (KeeTown Loop)	Retail Community	K-RR (Kettlestone Retail Regional District)
South	Vacant – Undeveloped (Future Kettlestone Lakes Commercial)	Retail Regional	K-RR (Kettlestone Retail Regional District)
East	Vacant – Undeveloped	Retail Regional	K-RR (Kettlestone Retail Regional District)
West	Vacant - Undeveloped	Retail Regional / Mixed Use	K-RR (Kettlestone Retail Regional District)

HISTORY

The subject property is located south of Ashworth Road and west of Grand Prairie Parkway. The property is located within the master planned Kettlestone district.

PROJECT DESCRIPTION

LOTS

The preliminary and final plat identifies one lot and an outlot. Lot I is 1.52-acres in area and is located at the southeast corner of the site. Outlot Z is 22.90-acres in area. Outlot Z will be platted in the future as development occurs. Lot I is intended for future commercial development. Table I below summarizes the bulk regulations for the K-RR District.

Table I:

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 TRAIL

No new public streets are associated with this plat. A portion of the property along the west will be deeded as a public street (SE Parkview Crossing Drive) to be built with the Kettlestone Lakes development to the west. Access into Lot I will be provided with a future right-in/right-out access off of Grand Prairie Parkway. Another access for Lot I will be provided into the overall development off of SE Kettlestone Boulevard. This access will be a full access at this time, but in the future, as traffic warrants, this access point may be restricted to a right-in/right-out. Future access points are shown along both SE Parkview Crossing Drive and SE Ashworth Road.

A public trail easement will be provided for the trail underpass that runs under Grand Prairie Parkway and for a trail connection to run east/west across the proposed plat.

UTILITIES

Public utilities will be extended throughout the plat. Storm water detention will be provided within a regional storm water pond that is being provided with the Kettlestone Lakes project, located to the west.

STAFF RECOMMENDATION

The preliminary plat and final plat is in general conformance with the Zoning Ordinance and Subdivision Ordinance. Staff recommends approval of the preliminary plat and final plat for Kee West Plat I subject to remaining staff comments.