



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kettlestone Lakes Plat 2 and 3 – Preliminary Plat      **PREPARED BY:** Elizabeth Cramblet – Planner

**REPORT DATE:** July 3, 2025

**MEETING DATE:** July 8, 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 commercial development.

**Location and Size:** Property is generally located south Ashworth Road and west of Grand Prairie Parkway, containing approximately 38.66-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 / Regional Commercial & Mixed Use	K-RR (Kettlestone Retail Regional District)
North	Single-Family Residential / Commercial	Retail Community / Community Commercial	K-RC (Kettlestone Retail Community District) / PD (Planned Development Overlay) A-1 (Agricultural District)
South	Vacant – Undeveloped	Mixed Use & COS / Mixed Use & Open Space	K-RR (Kettlestone Retail Regional District)
East	Vacant – Undeveloped	Retail Regional / Regional Commercial	K-RR (Kettlestone Retail Regional District)
West	Single Family Residential	Single Family Residential & Medium Density Residential & Neighborhood Commercial	A-1 (Agricultural District) Dallas County Zoning

**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 outlots (Outlots U-Z) which are intended for future commercial development. Outlot Z is for a future detention pond that will sit next to an existing detention pond. The outlots range in size from 1.13-acres to 12.83-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.

**Standard K-RR requirements.**

Category	K-RR (minimum)
<b>Lot Area</b>	No Minimum
<b>Lot Width</b>	No Minimum

<b>Front Yard Setback</b>	No Minimum
<b>Rear Yard Setback</b>	No Minimum
<b>Side Yard Setback</b>	No Minimum

**STREETS AND TRAILS**

As part of the improvements associated with these plats, extensions will be made to SE Kettlestone Boulevard and Florence Drive. Additional right-of-way will be obtained for Ashworth Road for future improvements. An existing 10-foot trail along the north side of SE Kettlestone Boulevard will be extended to Florence Drive. Street trees will be provided along the public streets.

**UTILITIES**

Public utilities will be extended throughout the plat. The intent is for the City to own and maintain the pond located within Outlot Z as part of the regional stormwater system within the Kettlestone Corridor.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. 25-foot landscape buffers will be required along the west sides of Outlots U, V, and W.

**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 2 and 3 subject to remaining staff comments.