

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central – Social – Preliminary Plat / Site Plan and Kettlestone Central South Plat 3 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 18, 2025

MEETING DATE: July 22, 2025

GENERAL INFORMATION

Owner/Applicant:

Caliber Land Company, LLC

Owner's Representative:

Nikki Neal, ASLA with Civil Design Advantage

Request:

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

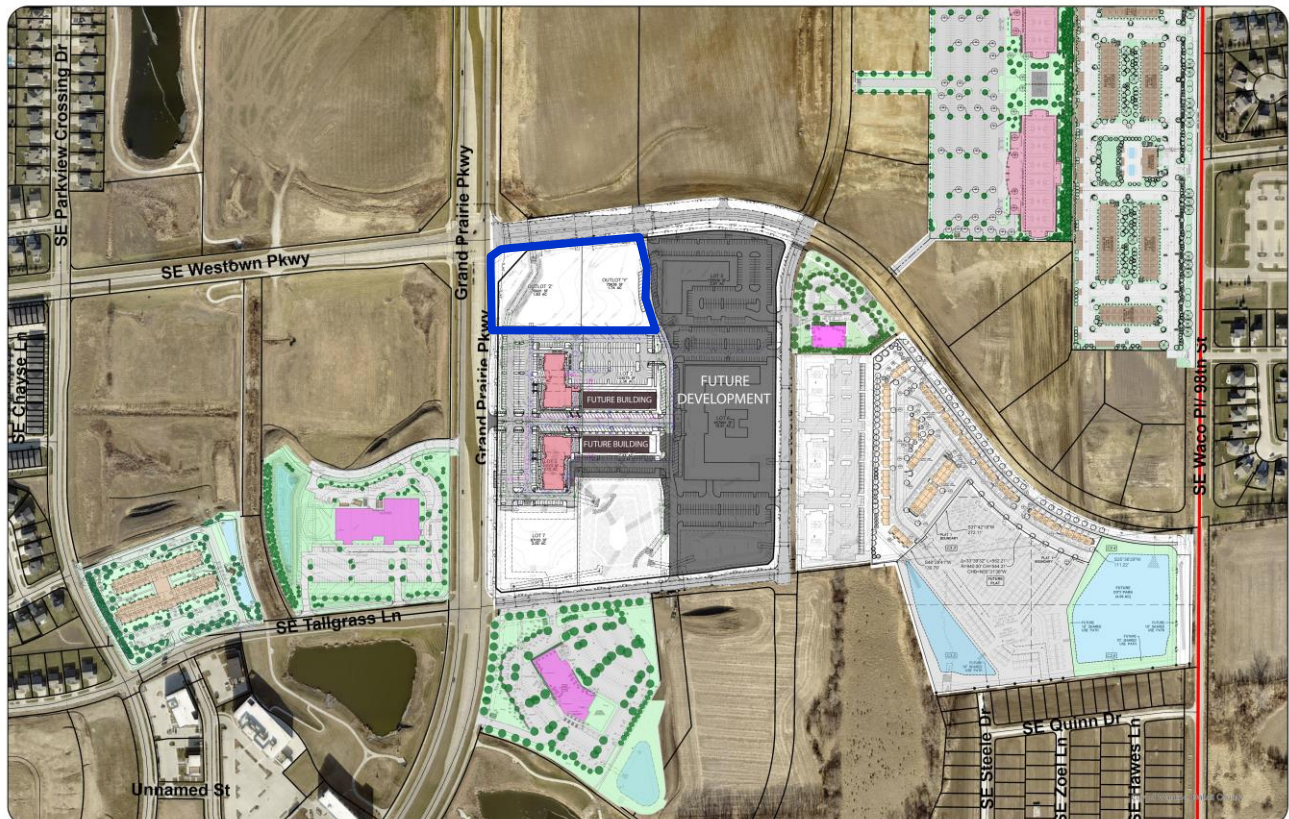
Location and Size:

Property is located south of SE Westtown Parkway and east of Grand Prairie Parkway, containing approximately 3.57 acres.

Property Address:

2105 Grand Prairie Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan / Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Office / Business Park	K-RC (Kettlestone Retail Community District)
North	Vacant – Undeveloped	Office & Retail / Business Park & Neighborhood Commercial	K-RR (Kettlestone Retail Regional District)
South	Kettlestone Central – Retail (Under Construction)	Office / Business Park	K-RC (Kettlestone Retail Community District)
East	Vacant – Undeveloped	Office / Business Park	K-RC (Kettlestone Retail Community District)
West	Vacant – Undeveloped	Office & Retail / Business Park & Neighborhood Commercial	K-RC (Kettlestone Retail Community District) and K-OF (Kettlestone Office District)

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 3.57-acres. The property was rezoned in Fall 2022 and platted as outlots as part of the final plat with Kettlestone Central South Plat 2 in January 2025.

PROJECT DESCRIPTION

The project includes a two-story commercial entertainment building proposed to be 17,752 square feet in area and just under 43-feet in height. In addition to entertainment, the building is proposed to include a restaurant space. The building also includes outdoor, covered patio spaces, located near the entrance to the building along the east and south sides.

The site plan also includes outdoor entertainment space, including pickleball courts and several seating areas. These outdoor spaces are proposed to be enclosed with fencing.

The site plan shows a trash enclosure located along the south side of the site.

The final plat shows the two existing outlots (Outlot Y and Outlot Z of Kettlestone Central South Plat 2) to be combined into one lot. The final plat includes ingress/egress easements to provide access throughout the development.

ACCESS AND PARKING

One access will be provided directly into this site from SE Westown Parkway. This access is a right-in/right-out. Several other accesses will be provided through the shared access drives from the overall development, these can be accessed off of the surrounding public streets including both Grand Prairie Parkway and SE Westown Parkway. Ingress/egress easements will provide access across the private drives throughout the development.

A total of 241 parking spaces are required for this project and a total of 212 spaces are provided on-site, with the remaining 29 parking spaces being provided off-site within the Kettlestone Central - Retail site to the

south through a shared parking agreement. This also includes 8 accessible parking stalls. The site plan also shows 8 bicycle parking spaces being provided in accordance with the Kettlestone Design Guidelines. The bike racks are shown to be located to the south of the pickleball courts.

SIDEWALKS/TRAILS

A ten-foot-wide trail exists along Grand Prairie Parkway at the west side of the site. A pedestrian access will be provided into the site from this existing trail. Private sidewalks are shown throughout the development in order to provide internal pedestrian access across the site as well as provide access to adjacent lots. A ten-foot-wide trail will be installed along the south side of SE Westtown Parkway and a pedestrian access will also be provided into the site from the proposed trail.

UTILITIES

Public utilities are provided to the site, but all utilities internal to the site will be private utilities to be privately owned and maintained.

Storm water detention will be provided in a pond located at the south side of the overall development, just north of SE Tallgrass Lane. The pond will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 24%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed of brick, fiber cement siding and panel, and stone. The trash enclosure is proposed to be constructed of brick to match the building with metal gates. Elevations of the proposed building and trash enclosure have been provided for review.

LIGHTING PLAN

A photometric plan for the site lighting has been submitted. Staff is currently working with the applicant on the lighting details for the outdoor entertainment spaces. Several parking lot light fixtures are proposed, these all meet the requirements of the Site Plan Ordinance and the Kettlestone Design Guidelines.

EASEMENTS

All proposed easements have been indicated on the final plat. Private utility easements are provided across the site. Public ingress/egress easements are provided for access across the site.

COMPREHENSIVE PLAN

The subject property is located within the Kettlestone Corridor. The land use shown within the Kettlestone Master Plan for the subject property is office. The Kettlestone Master Plan is intended to act as a guide for land use while at the same time allowing for flexibility of land uses. The intent is that the land use designations can move based upon market demands. The property was rezoned in 2022 to allow for retail development.

STAFF RECOMMENDATION

The proposed preliminary plat/site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Comprehensive Plan, and Kettlestone Design Guidelines. Staff recommends approval subject to any remaining staff comments and review of the legal documents.