



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Lakes Apartments - Rezoning

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: August 8, 2025

MEETING DATE: August 12, 2025

GENERAL INFORMATION

Owner/Applicant:

Kettlestone Lakes, LLC (owner) / Trident Development (applicant)

Owner's Representative:

Erin Ollendike, P.E. – Civil Design Advantage

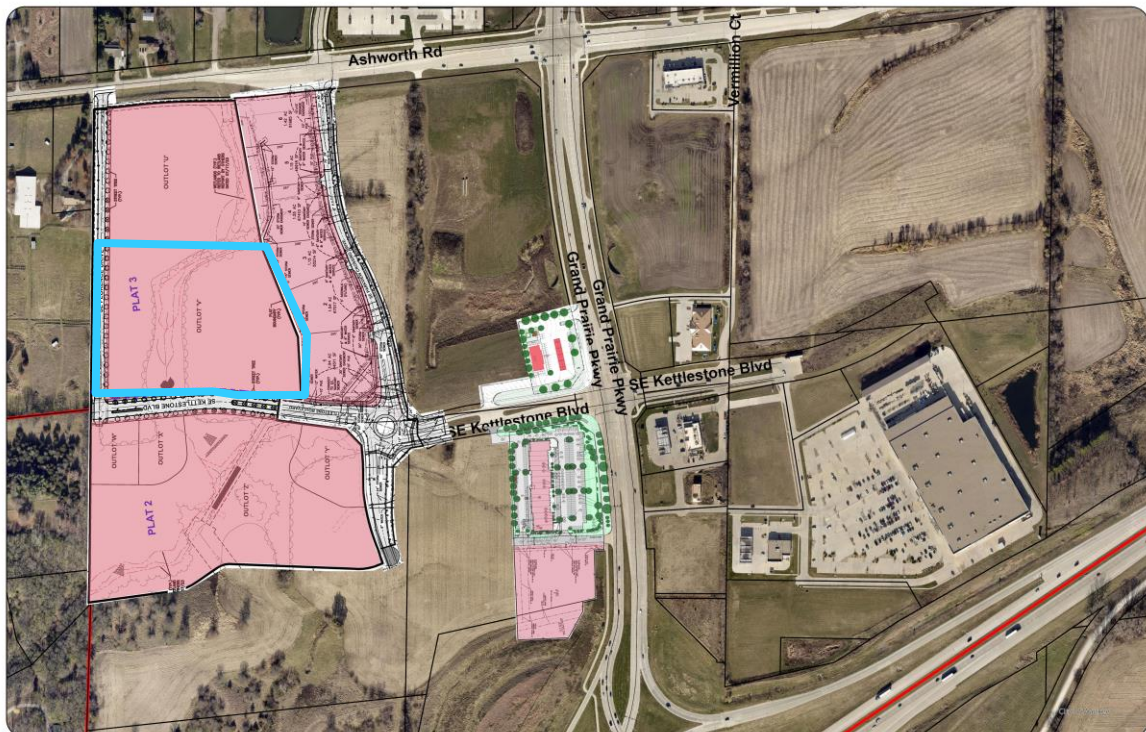
Request:

The applicant is requesting approval of a rezoning for a multi-family residential development.

Location and Size:

Property is generally located west of Grand Prairie Parkway and south of SE Ashworth Road, containing approximately 12.18-acres.

AREA MAP



ABOVE: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

| Location | Existing Land Use | Kettlestone Master Plan | Current Zoning |
|----------------------|--|--|--|
| Property in Question | Vacant - Undeveloped | Mixed Use | K-RR (Kettlestone Retail Regional District) |
| North | Single-Family Residential / Commercial | Retail Community / Community Commercial | K-RR (Kettlestone Retail Regional 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 |

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes approximately 12.18-acres. The property is located west of Grand Prairie Parkway and south of SE Ashworth Road. The property is within the recently approved Kettlestone Lakes Plats 2 & 3 preliminary plat. The applicant is requesting that the property be rezoned from K-RR (Kettlestone Retail Regional District) to K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) to develop a multi-family residential development.

Notification to adjacent property owners was mailed on August 1, 2025. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided identifies a three (3) story apartment building on the site. A total of 210 units are proposed within the building. The K-MF-Stacked High District allows up to 24 units per acre. The proposed density of the project is approximately 17.25 units per acre. A 25-foot landscape buffer will be required along all sides of the project to screen the residential use of the property from adjoining commercial and single-family residential zoning. A total of 210 underground parking stalls are indicated to be provided with the remaining required parking provided outside of the building. Amenities for residents are shown on the concept plan including a pool house, outdoor pool, play area, dog park, sport court, and seating areas. Conceptual elevations of the building have been provided for what the building could look like. Detailed review of the elevations and plan for the site will occur when formal site plan approval is requested by the developer.

Table 1: Standard K-MF-Stacked High requirements.

| Category | K-MF Stacked High (minimum) |
|----------------------------|---|
| Lot Area | No Minimum |
| Lot Width | No Minimum |
| Front Yard Setback | No Minimum (20-feet minimum for accessory structures) |
| Rear Yard Setback | No Minimum for Principal Structures (50-feet when adjoining single-family and 5-feet minimum for accessory structures) |
| Side Yard Setback | No Minimum for Principal Structures (50-feet when adjoining single-family and 5-feet minimum for accessory structures) |
| Building Separation | 10-feet |
| Maximum Height | 5 Stories – Principal Building 1 Story – Accessory Building |
| Maximum Density | 15 dwelling units per acre (minimum) /24 dwelling units per acre(maximum) |

Access to the property is shown to be provided from SE Kettlestone Boulevard and SE Florence Drive. The developer of the Kettlestone Lakes area was recently granted approval for the plans to construct the public improvements associated with this site.

Parkland dedication requirements would apply to the proposed development due to its residential nature. Based on the number of units proposed, 2.39-acres would be required to be dedicated to the City. The concept plan does not identify any public parkland. As staff works through the site plan review process, parkland dedication requirements will be addressed.

The Kettlestone Master Plan identifies this specific property for mixed-use which includes a mix of high-density residential uses and commercial uses. The surrounding property is planned for a large commercial district with this proposed residential use integrated into it. The intent of the Kettlestone Master Plan is to provide guidance on land use decisions but to allow for flexibility when implementing the overall vision of the plan.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Kettlestone Master Plan. The property included within the rezoning will be required to go through platting and site plan approval prior to any development within the property. Staff recommends approval of the rezoning for Kettlestone Lakes Apartments.