



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Giles Property – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: August 22, 2025

MEETING DATE: August 26, 2025

GENERAL INFORMATION

Owner/Applicant:

Bricktowne Piper LC

Project Representative:

Erin Ollendike, P.E. – Civil Design Advantage

Request:

The applicant is requesting approval of a rezoning for a commercial development.

Location and Size:

Property is generally located south of SE University Avenue and east of Grand Prairie Parkway, containing approximately 51.68-acres.

AREA MAP



ABOVE: 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	Kettlestone Retail Community, Kettlestone Mixed Use & Kettlestone Office	C-1 (Community and Highway Service Commercial District) & C-4 (Office Park Commercial District)
North	Commercial & Townhome Residential	Kettlestone Multi-Family Stacked High	C-1/PD-1 (Community and Highway Service Commercial District with a Planned Development Overlay)
South	Vacant – Undeveloped / Under Construction – Commercial	Kettlestone Retail Community & Kettlestone Multi-Family Stacked High	K-RC (Kettlestone Retail Community District) & K-OF (Kettlestone Office District)
East	Multi-Family Residential (Apartments & Townhomes)	Kettlestone Multi-Family Stacked High & Kettlestone Multi-Family Staked Medium	K-MF-HIGH (Kettlestone Multi-Family Stacked High District)
West	Vacant – Undeveloped	Kettlestone Retail Community, Kettlestone Retail Neighborhood, & Kettlestone Office	C-1 (Community and Highway Service Commercial District), K-RC (Kettlestone Retail Community District), & K-OF (Kettlestone Office District)

BACKGROUND

The property is located within the Kettlestone Corridor and includes 51.68-acres. The property is located south of SE University Avenue and east of Grand Prairie Parkway. The applicant requests to rezone the property from C-1 (Community and Highway Service Commercial District) and C-4 (Office Park Commercial District) to K-RR (Kettlestone Retail Regional District) for future commercial development.

Notification to adjacent property owners was mailed on August 15, 2025. The rezoning signs were placed on the property by the August 19, 2025, deadline. Staff have not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows a total of 10 commercial lots. As part of the improvements to the property, an extension of SE Glacier Trail will be provided. This would extend from where it ends just south of this property out to Grand Prairie Parkway.

The K-RR district permits typical commercial, retail, and office uses.

COMPREHENSIVE PLAN

The subject property is located within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land uses shown with the Kettlestone Master Plan for the subject property are Retail Community, Mixed Use and 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 and the

type of development. The proposed zoning designation of K-RR would still permit generally similar uses as the Retail Community, Mixed Use and Office districts.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Kettlestone Master Plan. Staff recommends approval of the rezoning for Giles Property.