

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Community Choice Credit Union – Site Plan / The Shops at Kettlestone North Plat 9 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 4, 2025

MEETING DATE: September 9, 2025

GENERAL INFORMATION

Owner/Applicant:

Community Choice Credit Union

Owner's Representative:

Eric Cannon, P.E. with Snyder & Associates

Request:

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

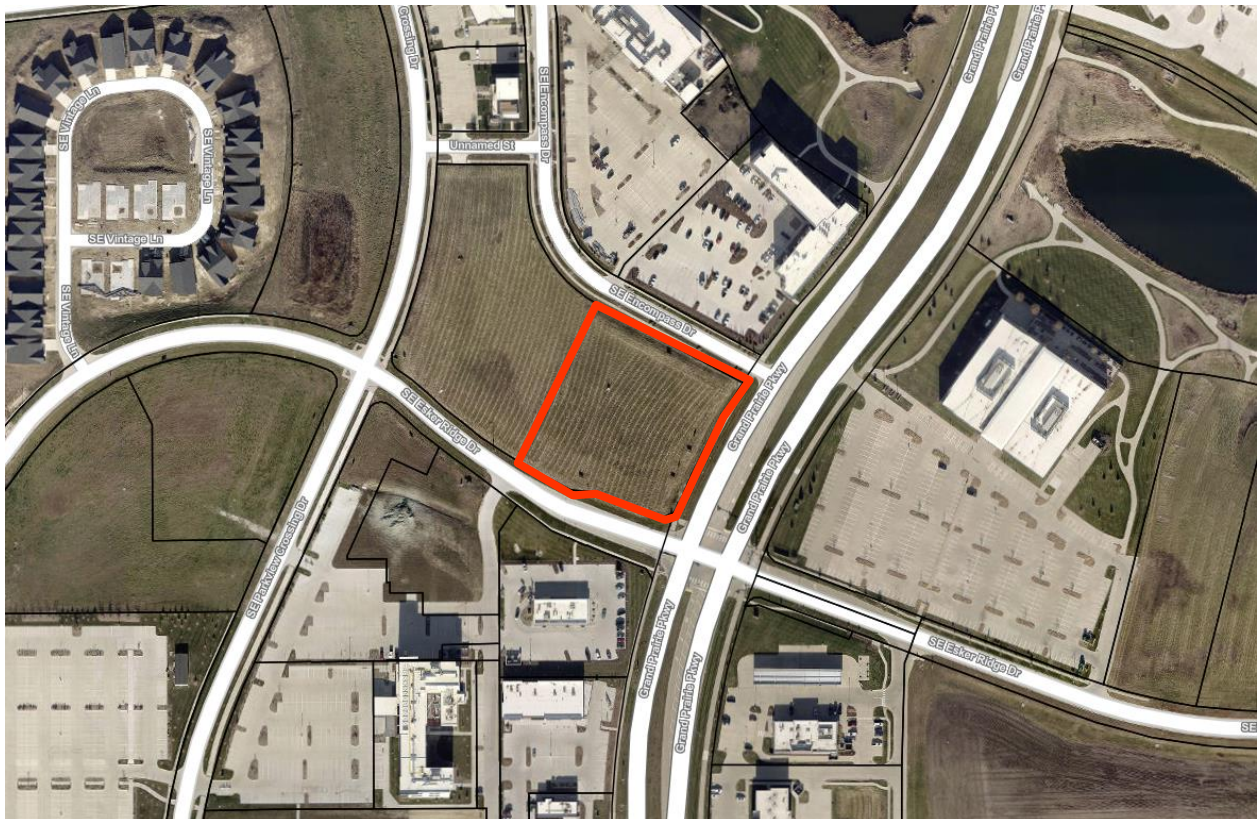
Location and Size:

Property is located west of Grand Prairie Parkway and north of SE Esker Ridge Drive, containing approximately 2.09 acres.

Property Address:

2780 Grand Prairie Parkway

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Office	K-RC (Kettlestone Retail Community District)
North	Multi-Family Residential – Apartments	Office	K-MF-HIGH (Kettlestone Multi-Family Stacked High District) with a Planned Development Overlay
South	Commercial (McDonald’s)	Retail Community	K-RR (Kettlestone Retail Regional District) with a Planned Development Overlay
East	Office (Holmes Murphy)	Office	K-OF (Kettlestone Office District)
West	Vacant – Undeveloped	Office	K-MU (Kettlestone Mixed Use District) with a Planned Development Overlay

BACKGROUND

The subject property was previously rezoned from K-OF (Kettlestone Office District) to K-RC (Kettlestone Retail Community District) in the spring of 2024.

PROJECT DESCRIPTION

The site plan includes the construction of a two-story building that includes space for Community Choice Credit Union, a restaurant space, and flex space. The building is 12,023 square feet in area and 28-feet in height. Main entrances into the building are provided along the west side of the building. The restaurant space is located within the north portion of the building, and the credit union is located within the south portion of the building. The flex space is 2,359 square feet in area and is located on the second floor of the building.

The site also includes an outdoor patio space located on the north side of the building for the restaurant space. A trash enclosure is proposed at the north side of the parking lot. A drive-thru for the credit union is located at the southwest corner of the site. A monument sign is proposed at the southeast corner of the site. Wayfinding signage will be provided within the parking lot in order to guide vehicles to the proposed drive-thru for the credit union.

The final plat includes one lot. The lot is 2.09 acres in area. An ingress-egress easement is included with the final plat to provide shared access for the proposed lot and the adjacent lot to the west.

ACCESS AND PARKING

Two accesses are provided to the site. One at the north side of the site from the private street and one at the south side of the site off of SE Esker Ridge Drive.

A ten-foot-wide trail will be constructed along the south side of the site, adjacent to SE Esker Ridge Drive. An existing five-foot-wide sidewalk is located along the north side of the site. An existing ten-foot-wide trail is located along the east side of the site, adjacent to Grand Prairie Parkway. A pedestrian connection will be provided into the site from the proposed trail along SE Esker Ridge Drive.

A total of 105 parking spaces are required for the proposed site plan. The total amount of parking proposed is 131 spaces including 5 accessible stalls. Bicycle parking is also being provided in accordance with the Kettlestone Design Guidelines.

UTILITIES

This site will be serviced with public utilities. Storm water detention is provided with an underground detention facility, located within the west side of the parking lot.

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 31%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed mostly of brick, Nichiha fiber cement panels, and storefront system. The trash enclosure will be constructed of brick to match the building and includes metal gates.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The subject property is located within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land use shown with 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 and the type of development. The proposed site plan still includes office use in addition it will allow for restaurant use.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Kettlestone Design Guidelines. Staff recommends approval of the final plat and site plan subject to remaining staff comments and review of the legal documents.