

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Central South Plat 4 – Lots 1 & 2 – Preliminary Plat / Site Plan and Kettlestone Central South Plat 4 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 4, 2025

MEETING DATE: September 9, 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.

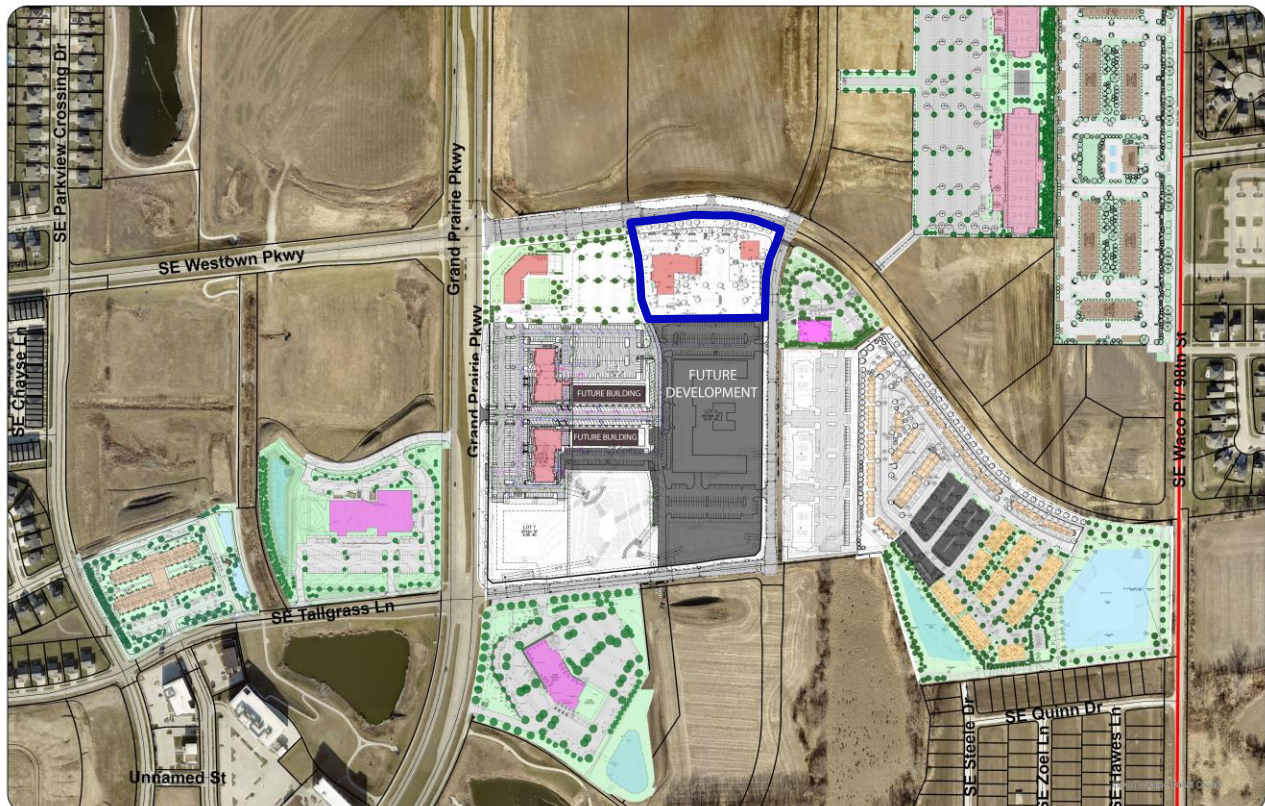
Location and Size:

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

Property Address:

1240 & 1280 SE Westown 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 | Current Zoning |
|----------------------|--------------------------------|-------------------------|---|
| Property in Question | Vacant - Undeveloped | Office | K-RC (Kettlestone Retail Community District) |
| North | Vacant - Undeveloped | Office | K-RR (Kettlestone Retail Regional District) |
| South | Vacant - Undeveloped | Office | K-MU (Kettlestone Mixed-Use) / PD-1 (Planned Development Overlay) |
| East | Commercial - Dancin with Roxie | Office | K-RC (Kettlestone Retail Community District) |
| West | Vacant - Undeveloped | Office | K-RC (Kettlestone Retail Community District) |

BACKGROUND

The subject property is located within the Kettlestone Corridor and includes 3.57-acres. The property is currently going through the rezoning process to rezone proposed Lot 1 from K-RC (Kettlestone Retail Community District) to K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay). The final reading of the rezoning is planned for the September 15, 2025, City Council meeting agenda. Proposed Lot 2 will remain the current zoning of K-RC (Kettlestone Retail Community District).

PROJECT DESCRIPTION

The project includes a five-story mixed-use building on Lot 1. The building is proposed to be 95,191 square feet in area and 56-feet in height at the tallest point. The building will include 91 residential units, ranging in size from 606 square feet for a 1-bedroom unit to 1,122 square feet for a 2-bedroom unit. There will also be suites available ranging in size from 629 square feet to 742 square feet.

The first floor of the building includes a bank that is 8,541 square feet in area. The bank also includes a drive-thru located on the south side of the building.

A monument sign is shown at the north side of the site, along SE Westtown Parkway. A trash enclosure is shown at the south side of the site, within the parking lot.

The final plat shows the existing lot being divided into two lots. Lot 1 is 2.96-acres in area and is the lot that consists of the proposed five-story, mixed-use building. Lot 2 is 0.61-acres is intended for future development. The site plan shows a future single-story commercial building on Lot 2, which will require a separate site plan approval through Planning & Zoning Commission and City Council.

ACCESS AND PARKING

Several accesses will be provided into the site. Two accesses will be provided directly into the site from the surrounding public streets – one from SE Westtown Parkway and one from SE Glacier Trail. Two other accesses will be provided from the shared access drive located along the west side of the site.

A total of 190 parking spaces are required for this project and a total of 196 spaces are provided. This also includes 8 accessible parking stalls. The site plan also shows 10 bicycle parking spaces being provided in accordance with the Kettlestone Design Guidelines.

SIDEWALKS/TRAILS

A ten-foot-wide trail exists along the west side of SE Glacier Trail at the east side of the site. A ten-foot-wide trail will be installed along the south side of SE Westtown Parkway, adjacent to the site. Several pedestrian connections will be provided into the site from the public trails. 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.

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 the existing 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 for Lot 1 is 24% and the future proposed open space for Lot 2 is 40%. 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 glazing. 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 and it complies with 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.

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.

STAFF RECOMMENDATION

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