



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Giles Property Plat 1 –Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: October 9, 2025

MEETING DATE: October 14, 2025

GENERAL INFORMATION

Owner/Applicant:

Bricktowne Piper LC

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

Request:

The applicant is requesting approval of a preliminary plat for a commercial development.

Location and Size:

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

AREA MAP



ABOVE: Aerial of property identifying the proposed plat (outlined in **BLUE**).

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)

HISTORY

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 property is currently going through the rezoning process 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. The final reading of the rezoning is planned for the October 6, 2025, City Council meeting agenda.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 10 outlots for commercial development. The outlots range anywhere in size from 2 to 9.93-acres in area. All outlots meet or exceed the minimum requirements of the zoning district. The table below summarizes the bulk regulations for the K-RR zoning district.

Stormwater detention will need to be provided on the individual lots as the lots are developed.

Standard K-RR requirements.

Category	K-RR (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	No Minimum
Rear Yard Setback	No Minimum
Side Yard Setback	No Minimum

STREETS AND TRAILS

As part of the improvements associated with this plat, the applicant will be required to construct an extension of SE Glacier Trail. A 10-ft wide trail exists along the east side of Grand Prairie Parkway and the south side of SE Pleasant View Drive, adjacent to the proposed plat. A 10-ft wide trail will be installed along the south side of SE Glacier Trail. A trail connection to the existing trail and trail underpass at Grand Prairie Parkway will be provided with plat improvements. Five-foot-wide sidewalks will be installed adjacent to all other lots with individual lot development.

UTILITIES

Public utilities will be extended throughout the plat with plat improvements.

EASEMENTS

All proposed easements have been indicated on the preliminary plat.

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

STAFF RECOMMENDATION

All proposed outlots meet the minimum requirements of the Zoning Ordinance and the preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for Giles Property Plat I subject to remaining staff comments.