

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Vacant – (Previously single-family homes; these have recently been demolished)	Kettlestone Retail Community	A-1 (Agricultural District)
North	Vacant – Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)
South	Commercial / Vacant – Undeveloped	Kettlestone Retail Regional	K-RR (Kettlestone Retail Regional District)
East	Single-Family Residential	Kettlestone Office	A-1 (Agricultural District)
West	Vacant – Undeveloped	Kettlestone Retail Community	K-RC (Kettlestone Retail Community District)

BACKGROUND

The property is located within the Kettlestone Corridor and includes 4.20-acres. The property is located north of Ashworth Road and east of Grand Prairie Parkway. The applicant requests to rezone the property from A-1 (Agricultural District) to K-RC (Kettlestone Retail Community District) for future commercial development.

Notification to adjacent property owners was mailed on January 2, 2026. The rezoning signs were placed on the property by the January 6, 2026, deadline. Staff have not received any correspondence regarding this request.

PROJECT DESCRIPTION

The subject property consists of six lots. Each of the lots previously contained a single-family home. The six houses have recently been demolished. The applicant wishes to rezone the lots to K-RC, Kettlestone Retail Community District for the purpose of selling the lots for future commercial development.

The K-RC 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. The proposed rezoning is consistent with the Kettlestone Master Plan.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Kettlestone Master Plan. Staff recommends approval of the rezoning for B. Krumm Farms.