



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kettlestone Peak Commercial – Revised Site Plan **PREPARED BY:** Andy Kass, AICP – Community Development Director

REPORT DATE: March 20, 2026

MEETING DATE: March 24, 2026

GENERAL INFORMATION

Owner: Timbercrest Homes, LLC

Applicant: Timbercrest Homes, LLC

Owner's Representative: Jared Murray, P.E., Civil Design Advantage

Request: The applicant is requesting approval of a revised site plan for a multi-tenant commercial building.

Location and Size: Property is generally located east of Grand Prairie Parkway and north of SE Pleasant View Drive containing approximately 5.95-acres.

Property Address: 1105 SE Pleasant View Drive

AREA MAP



ABOVE: Aerial of property (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Retail Community	K-RC (Kettlestone Retail Community District)
North	Vacant - Undeveloped	Retail Community & Multi Family Stacked High	K-RR (Kettlestone Retail Regional District)
South	Vacant - Undeveloped	Office	K-RR (Kettlestone Retail Regional District)
East	Vacant - Undeveloped	Multi Family Stacked High	K-OF (Kettlestone Office District)
West	Vacant - Undeveloped	Office	K-OF (Kettlestone Office District)

PROJECT DESCRIPTION

The subject property is under development for a 20,177 square foot multi-tenant commercial/retail building. The original site plan was approved in November 2024. The original site plan included a drive-thru lane at each end of the building. The revised site plan identifies the removal of the drive-thru lane on the northeast side of the building and a 650 square foot addition on the rear of the building to expand one of the restaurant spaces. Parking is proposed to increase by 2 spaces for a total of 228 parking spaces on the site, which meets the requirements of the Parking Ordinance.

UTILITIES

Utilities have been extended to the site to serve the proposed use. Stormwater management is provided for in the basin to the west of the building.

ARCHITECTURAL

The proposed addition to the building will utilize materials that will match the previously approved materials including fiber cement siding and brick.

STAFF RECOMMENDATION

The site plan is in conformance with the Site Plan Ordinance Staff recommends approval of the site plan subject to remaining staff comments.