



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Apple Inc. Project Morgan – **PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator  
WKE.SITE – Site Plan

**REPORT DATE:** June 20, 2025

**MEETING DATE:** June 24, 2025

### GENERAL INFORMATION

**Owner/Applicant:** Apple, Inc.

**Owner’s Representative:** Ryan Hardisty, P.E. with Civil Design Advantage

**Request:** The applicant is requesting approval of a site plan for a fitout of the existing data center, plus an addition to the existing parking lot.

**Location and Size:** Property is generally located north of Hickman Road and east of NW 30<sup>th</sup> Street, containing approximately 634-acres.

### AREA MAP



**ABOVE:** Aerial of property identifying the proposed site (outlined in **RED**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Technology Center	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Urban Reserve	N/A (Dallas County)
South	Vacant – Undeveloped	Technology Center	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Vacant – Undeveloped	Technology Center	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
West	Vacant – Undeveloped	Technology Center	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

**HISTORY**

The subject property is located north of Hickman Road and between NW 20<sup>th</sup> Street and NW 30<sup>th</sup> Street. The Planning and Zoning Commission and City Council reviewed and approved a site plan for the existing data center building in April 2022. The applicant now requests approval of a site plan to add on to the original parking lot for the data center building and to add mechanical equipment related to the data center building to the north side of the building.

**PROJECT DESCRIPTION**

The site plan identifies the addition of 52 parking spaces, including 4 EV Charging station spaces and 3 accessible spaces. The site plan also shows additional sidewalks to provide pedestrian connectivity from the proposed parking areas to the existing parking areas and building.

No exterior changes are proposed to the existing building. Mechanical units are proposed to the north of the existing building, similar to the mechanical units that exist to the south of the existing building.

**ACCESS & PARKING**

Access to the site will be provided from NW 30<sup>th</sup> Street. The parking lot addition is located to the north of the existing parking lot. The existing parking lot includes 52 parking spaces, and the proposed parking lot includes 52 parking spaces, for a total of 104 parking spaces. The parking requirements are being met.

**UTILITIES**

Utilities are already provided to the existing building.

**LANDSCAPING & OPEN SPACE**

Several plantings will be provided with the addition of the parking lot spaces, within the parking lot islands and surrounding the driveway. Landscaping and open space requirements are being met.

**BUILDING ELEVATIONS**

No changes are proposed to the elevations of the existing building. The existing building is mostly composed of architectural precast concrete panels and metal wall panels.

**STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan for Apple Inc. Project Morgan – WKE.SITE, subject to remaining staff comments.