

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Apple Inc. Project Morgan – WKE.92
Campus Enhancements – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

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 laydown structure, storm shelter, completion of fencing, and a patrol road for security around the exterior fence.

Location and Size:

Property is generally located north of Hickman Road and east of NW 30th 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 20th Street and NW 30th 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 a laydown structure for the purpose of storing materials and a storm shelter for the guard shack at the main entrance off of NW 30th Street.

PROJECT DESCRIPTION

The site plan identifies the addition of a permanent laydown structure for the purpose of storing construction materials and equipment. The laydown structure will be located centrally to the site, near the existing maintenance building.

The site plan also includes a storm shelter building that is 220 square feet in area. This will be located near the existing guard shack at the main entrance to the site off of NW 30th Street.

The site plan also includes completion of fencing and a security path around the exterior of the site. The fence will match the existing fence, which is 8-ft tall black vinyl-coated chain link.

ACCESS & PARKING

No changes to the existing accesses or parking are proposed with this site plan.

UTILITIES

Utilities have already been provided to the site.

LANDSCAPING & OPEN SPACE

No changes are proposed to landscaping with this site plan.

BUILDING ELEVATIONS

Both proposed buildings will be composed of steel. The building elevations of both the laydown structure and the storm shelter have been provided for review.

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.92 Campus Enhancements, subject to remaining staff comments.