

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Apple Inc. Project Morgan – WKE.94  
– 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 site logistics building.

**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 east of NW 30<sup>th</sup> Street. The Planning and Zoning Commission and City Council reviewed and approved a site plan for the existing logistics building in May 2022. The applicant now requests approval of a site plan to add a second logistics building to the north of the existing logistics building.

**PROJECT DESCRIPTION**

The site plan identifies the addition of a logistics building that is just under 20,000 square feet in area about 23 feet in height. The proposed building will be located just north of the existing logistics building located at the west side of the site. The intention is that this building will be a long-term, temporary building.

The site plan also includes a parking lot for the proposed building. The parking lot includes additional parking stalls and a loading dock area.

**ACCESS & PARKING**

No changes to the existing accesses are proposed.

The site plan includes an additional 12 parking spaces.

**UTILITIES**

Utilities have already been provided to the site and will be extended to the proposed building.

**LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 31%. A 40-foot-wide landscape buffer will be installed along the west side of the project area adjacent to NW 30<sup>th</sup> Street. The required amount of plantings are being provided per the Landscape and Open Space Ordinance.

**BUILDING ELEVATIONS**

The elevations of the proposed building will be constructed mostly of prefab metal panels and stone. The building consists of overhead doors and a loading dock on the east elevation of the building. The building elevations 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.94 subject to remaining staff comments.