

STAFF REPORT

Case No.: 25-PL-05

Request: Consider the request for final plat approval of Rodeway Inn - Metro Square Subdivision, Lots 1R & 2, located at 11800 Ford Rd. & 11801 Metro Blvd; and take appropriate action.

Applicant: Levi Hermes, CRP/AI Woodhaven Industrial LP – Property owner
Miguel Reyes-Morales & Matthew Haskin, Winkelmann & Associates, Inc. – Representatives

Planning & Zoning Commission Meeting: February 9, 2026

Background:

CRP/AI Woodhaven Industrial LP is the owner of an approximately 11.714-acre tract of land located north of the westbound I-635 LBJ Freeway service road between Ford Road and Metro Boulevard. The applicant proposes to create two (2) new lots of record, and to dedicate easements necessary for a planned office/warehouse development.

The subject site is zoned Planned Development District No. 74 (PD-74). The western portion of the land is currently undeveloped, and the eastern portion was previously the Wyndham Garden Hotel, which has recently undergone demolition. On June 17, 2025, the City Council approved a zoning amendment for PD-74 establishing Concept Plan for the four warehouses at 12200 Ford Rd., 12300 Ford Rd., 11800 Ford Rd. & 11801 Metro Blvd. (Ordinance No. 3931). Building C on the western portion will be approximately 120,000 square feet of warehouse/office. Building D is on the eastern portion and will be approximately 96,000 square feet of warehouse/office. A truck court is centered between the two buildings.

A Detailed Site Plan was administratively approved by City staff on July 29, 2025 (25-SP-06) for two warehouse buildings on this site, along with landscaping and building elevations.

Proposed Plat:

The subject site is partially unplatted, with 4.594 acres in abstract and 7.12 acres platted as Rodeway Inn-Metro Square Subdivision. The applicant proposes to subdivide this property into two (2) new lots of record, with Lot 1R at 5.341 acres and Lot 2 at 6.373 acres.

The final plat of Rodeway Inn - Metro Square Subdivision, Lots 1R & 2 is consistent with the Texas Local Government Code, the City's platting requirements, and the approved Detailed Site Plan for this property.