

Ordinance No. 250046

CD-CPC-2024-00164

Development Plan - Residential

CD-CPC-2024-00169

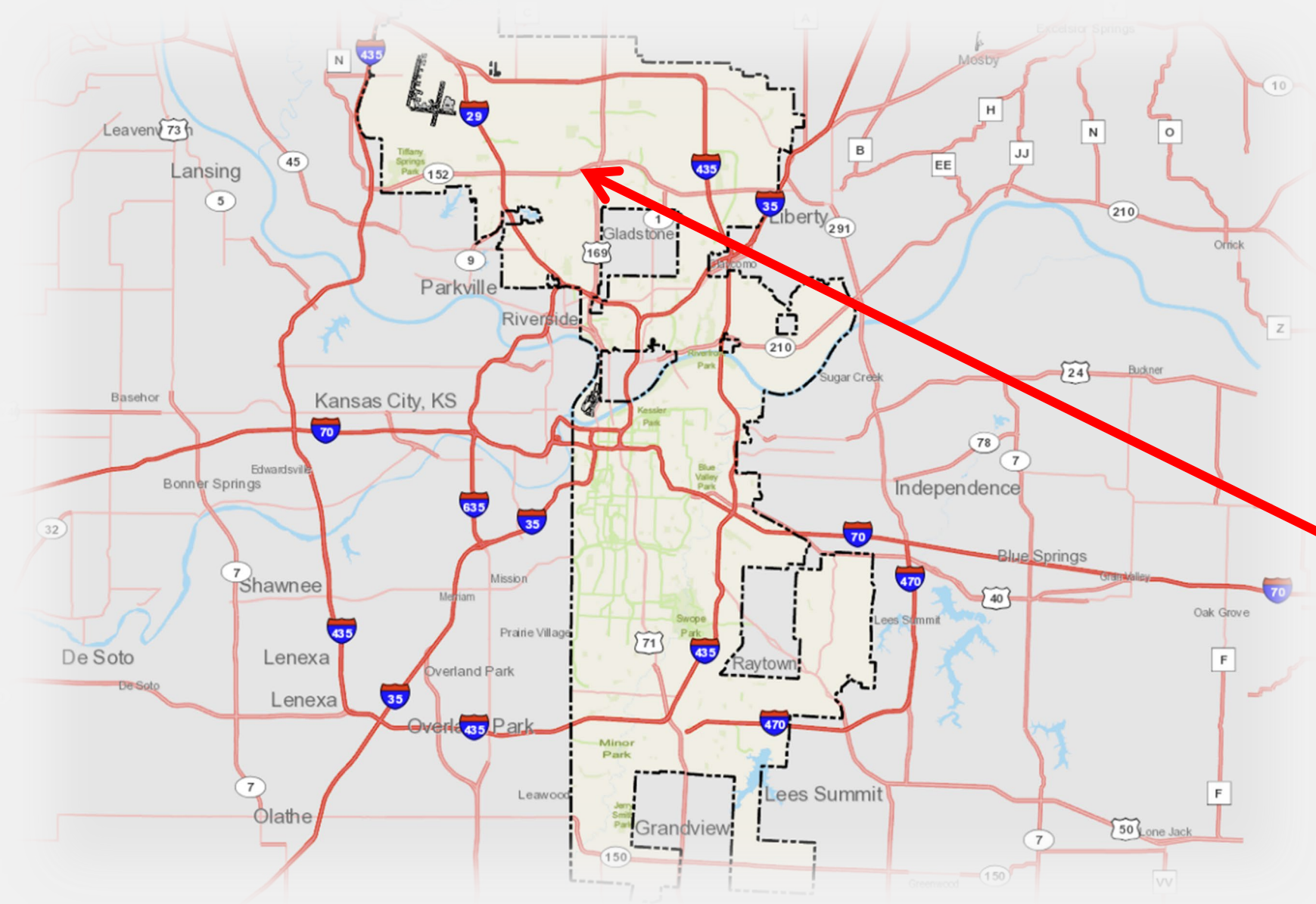
Rezoning

9600 NW Old Stagecoach Road

January 28, 2025

Neighborhood Planning and Development





Site



Site



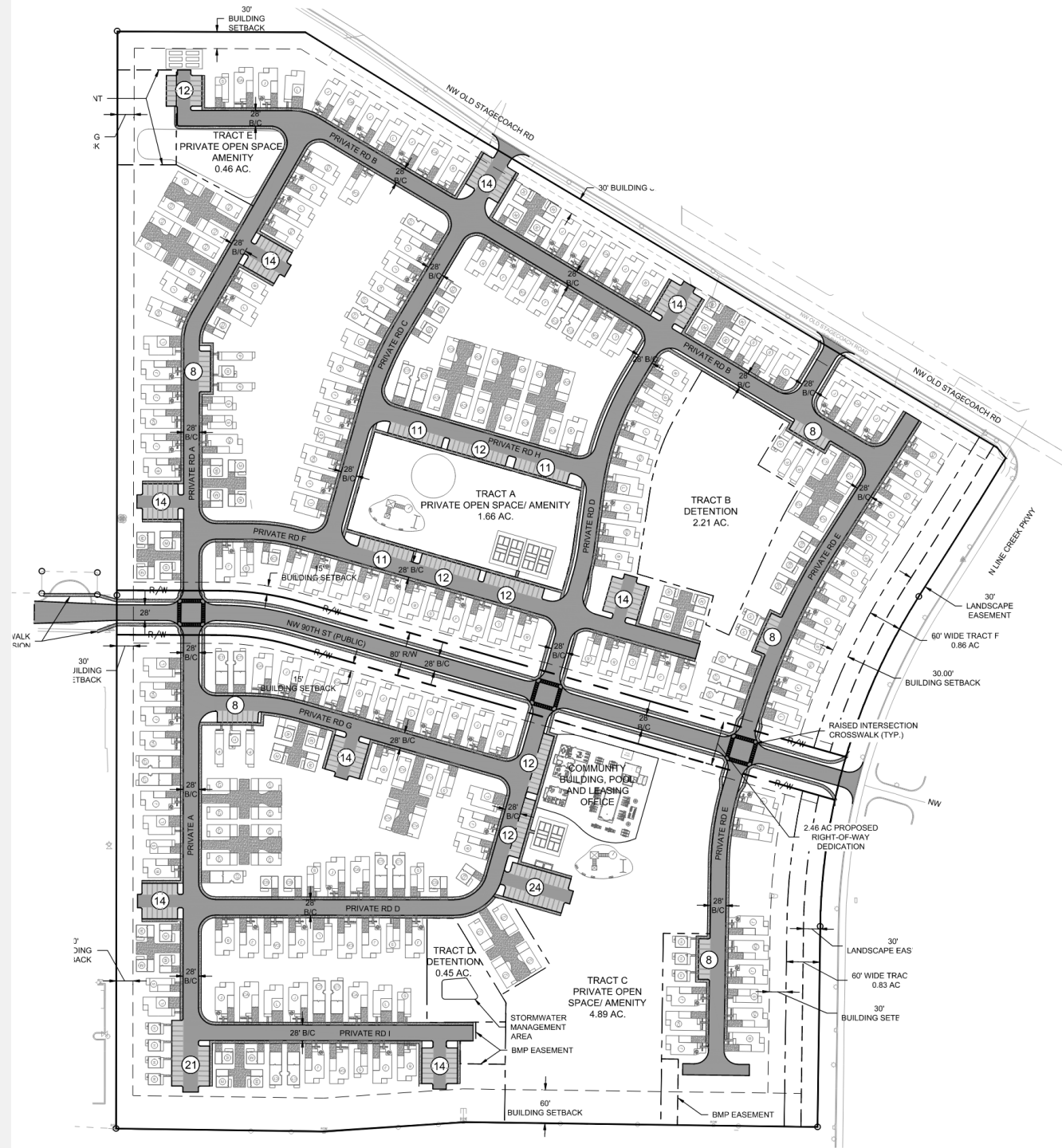


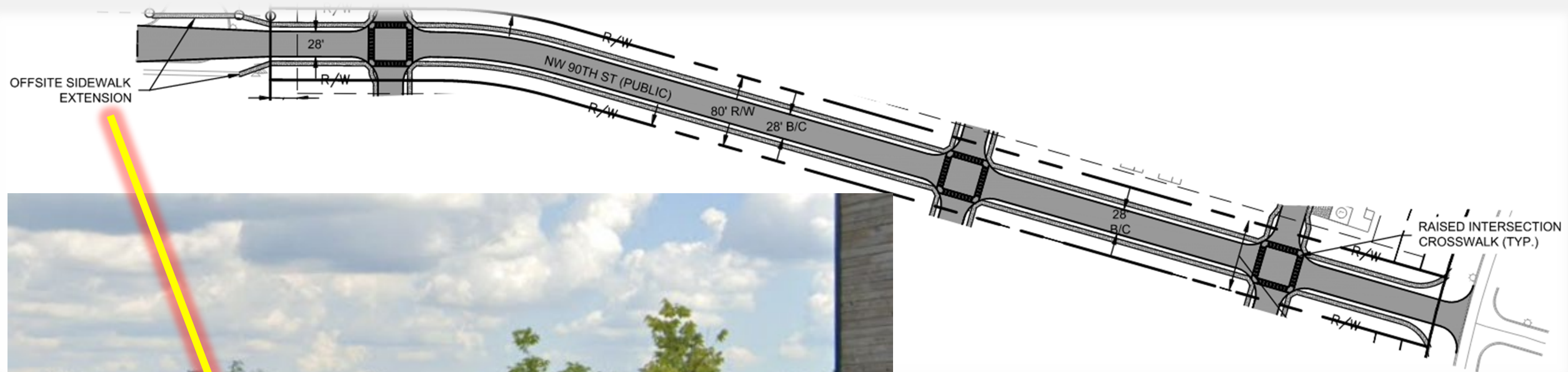
View looking east from NW 90th Street



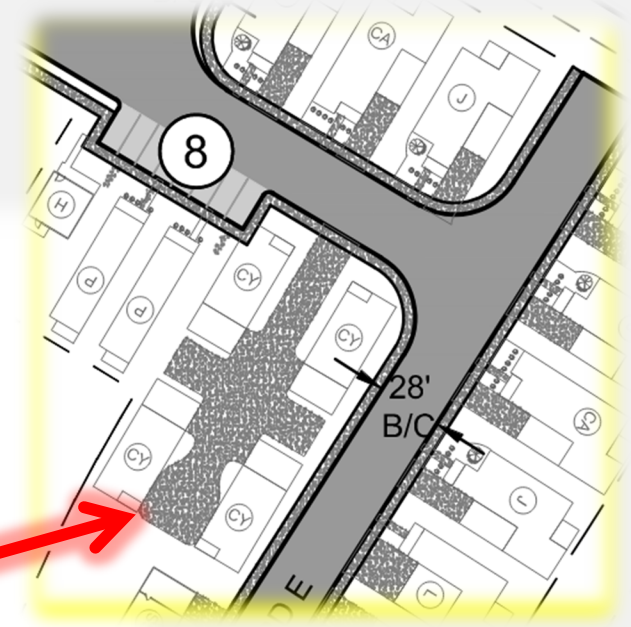
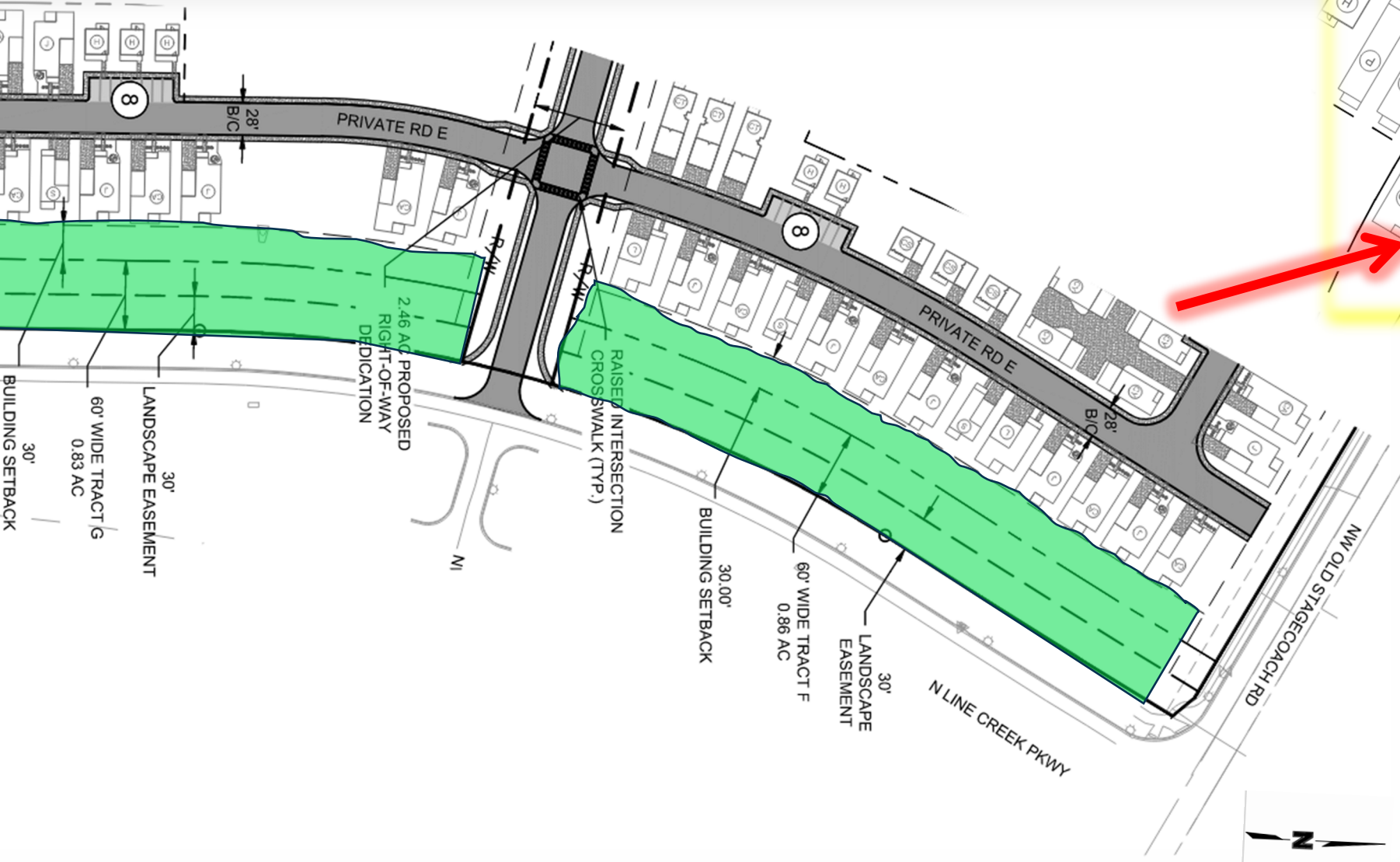
View looking southwest from N. Line Creek Parkway

- 56 acres
- 283 units
(detached homes)
- Extension of
NW 90th Street
- Rezoning from
AG-R to R-7.5





Site Plan Features





Unit Mix				
NAME	SYMBOL	TYPE	SQFT	COUNT
CHERRY	(CY)	1 BED/1 STORY	839	41
MAPLE	(M)	1 BED/2 STORY	862	32
HICKORY	(H)	1 BED/2 STORY	970	12
CYPRESS	(CS)	2 BED/2 STORY	1,082	12
JASMINE	(J)	2 BED/1 STORY	1,288	56
PECAN	(P)	2 BED/2 STORY	1,605	6
SYCAMORE	(S)	3 BED/2 STORY	1,409	22
CAMELIA	(CA)	3 BED/1 STORY	1,419	40
LILAC	(L)	3 BED/2 STORY	1,541	22
CHESTNUT	(CT)	3 BED/2 STORY	1,668	21
BIRCH	(B)	4 BED/2 STORY	1,804	19



FRONT ELEV. RENDERING



Staff & CPC Recommendation

-CPC-2024-00169
zoning

approval

-CPC-2024-00164
Development Plan - Residential

approval with Conditions

Resolution No. 250010

-CPC-2024-00031

Area Plan Amendment

Ordinance No. 250027

-CPC-2024-00032

Development Plan – Non-Residential

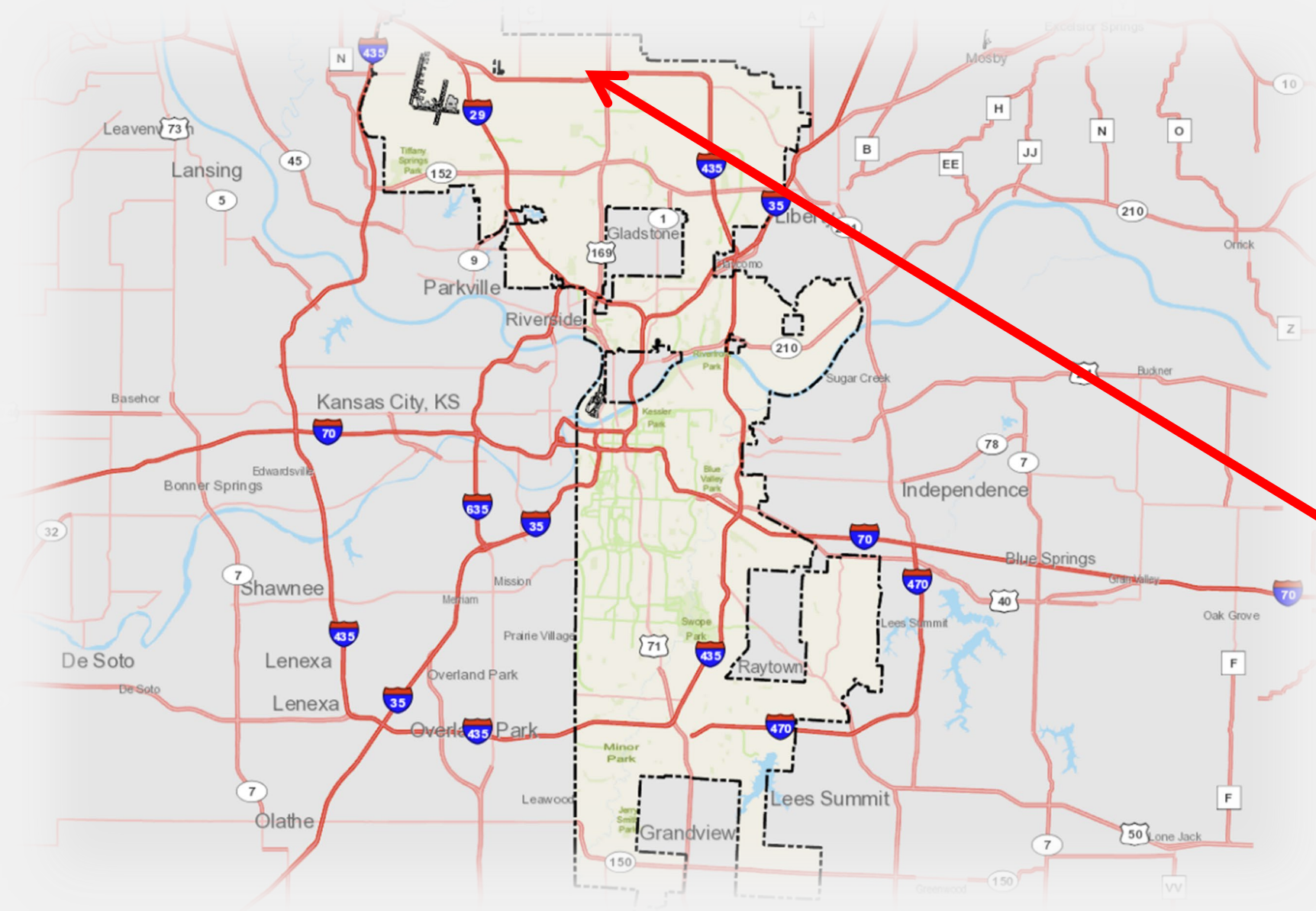
-CPC-2024-00030

zoning

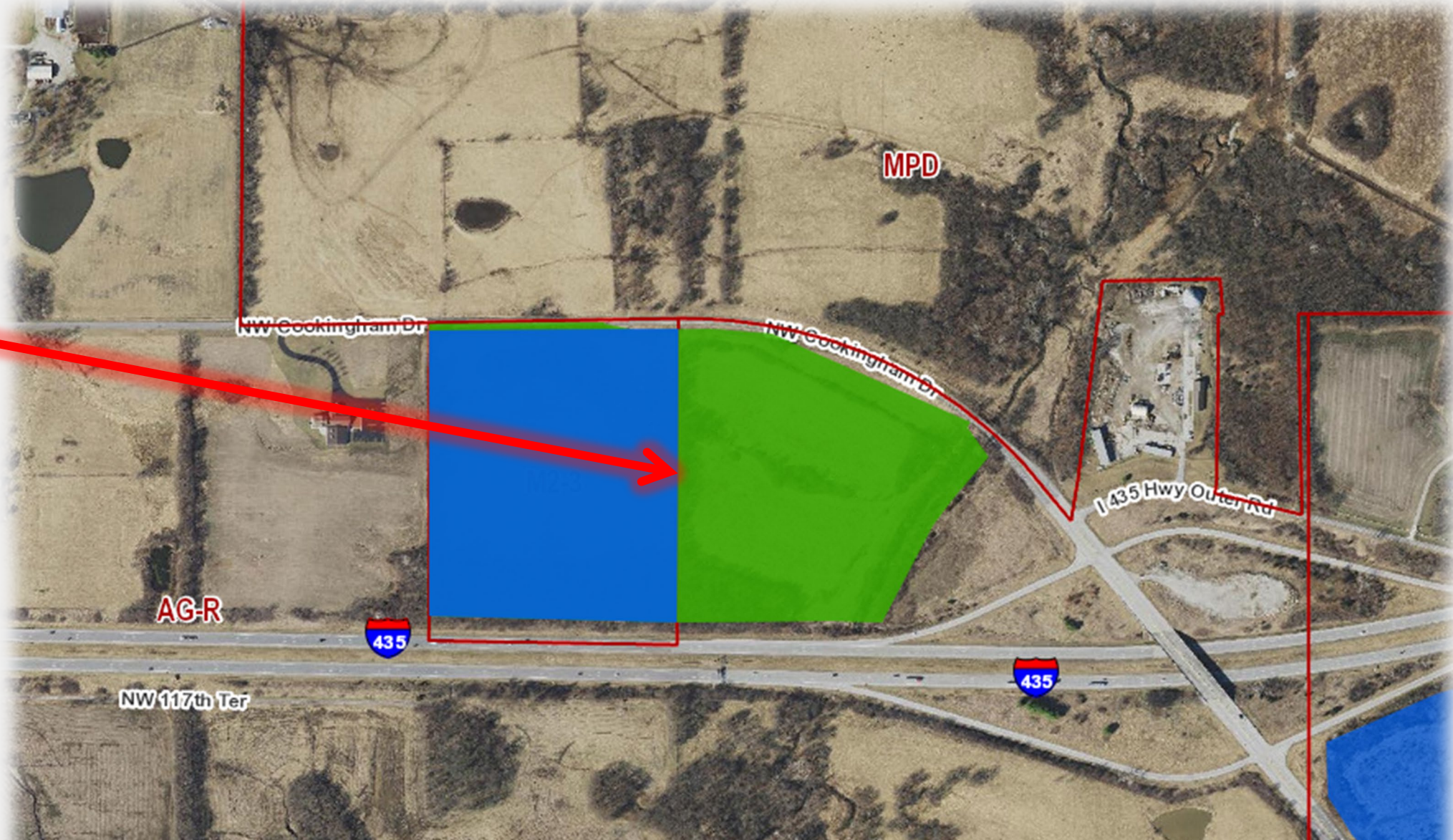
1 NW Cookingham Drive

January 28, 2025





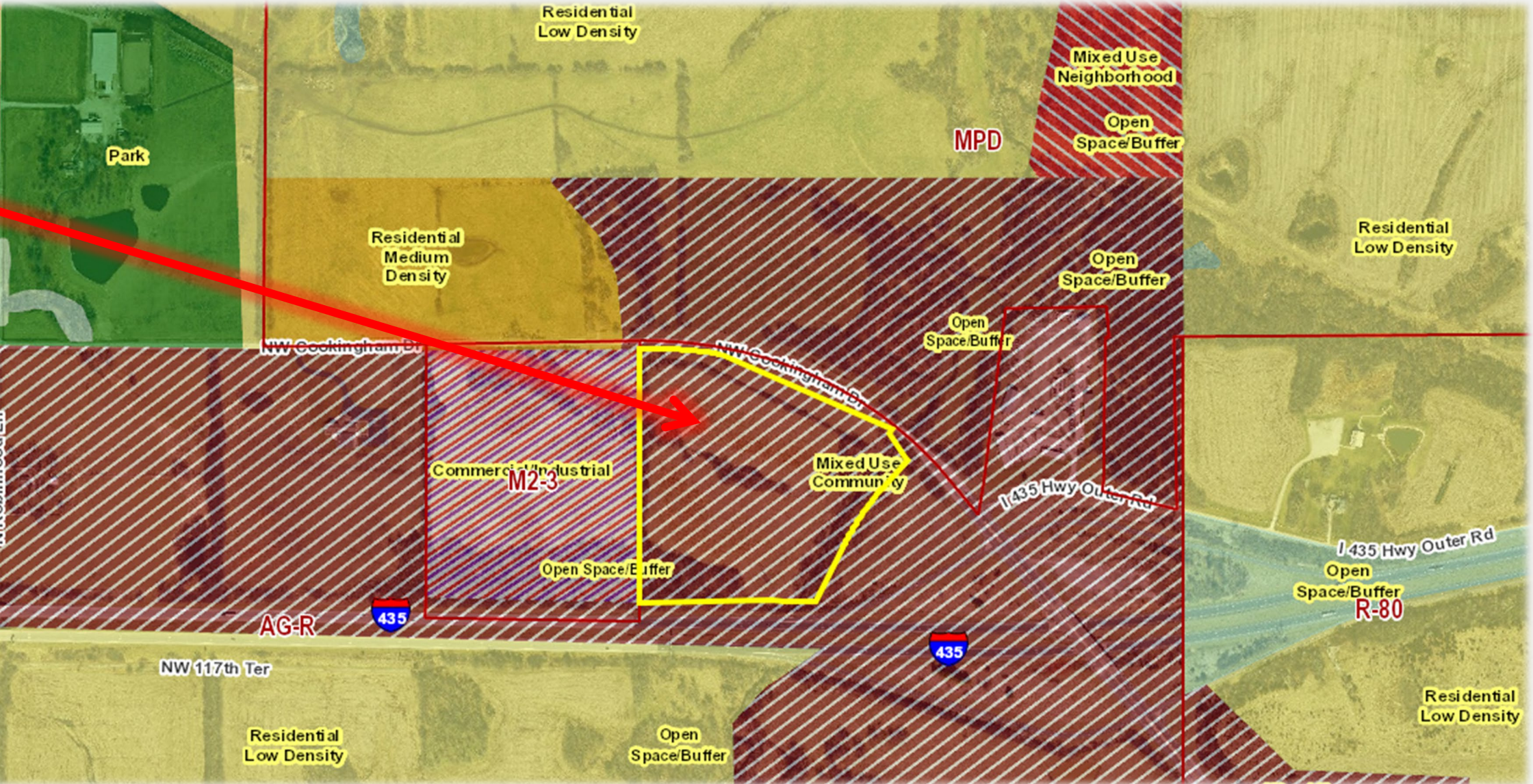
Site





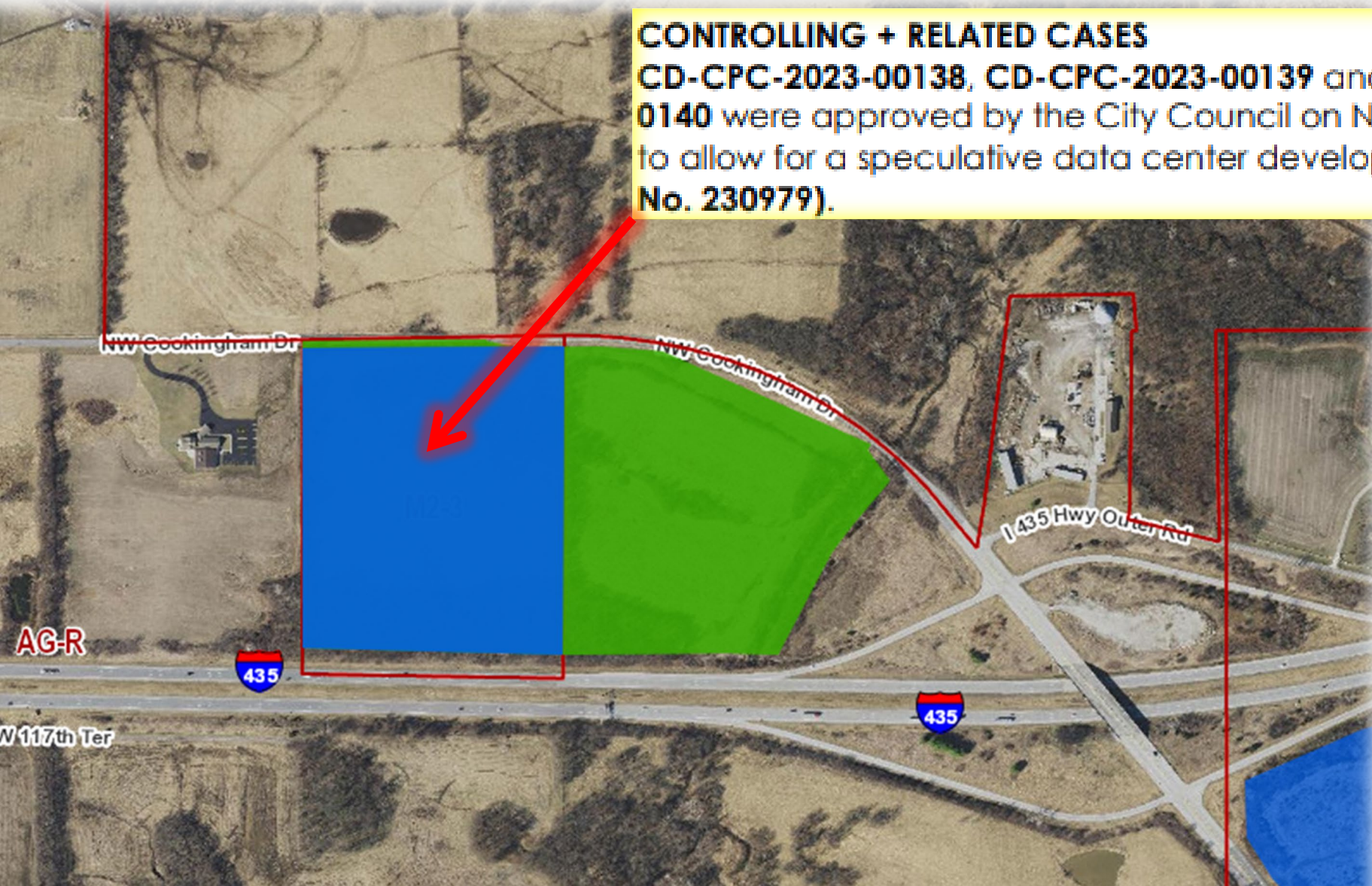


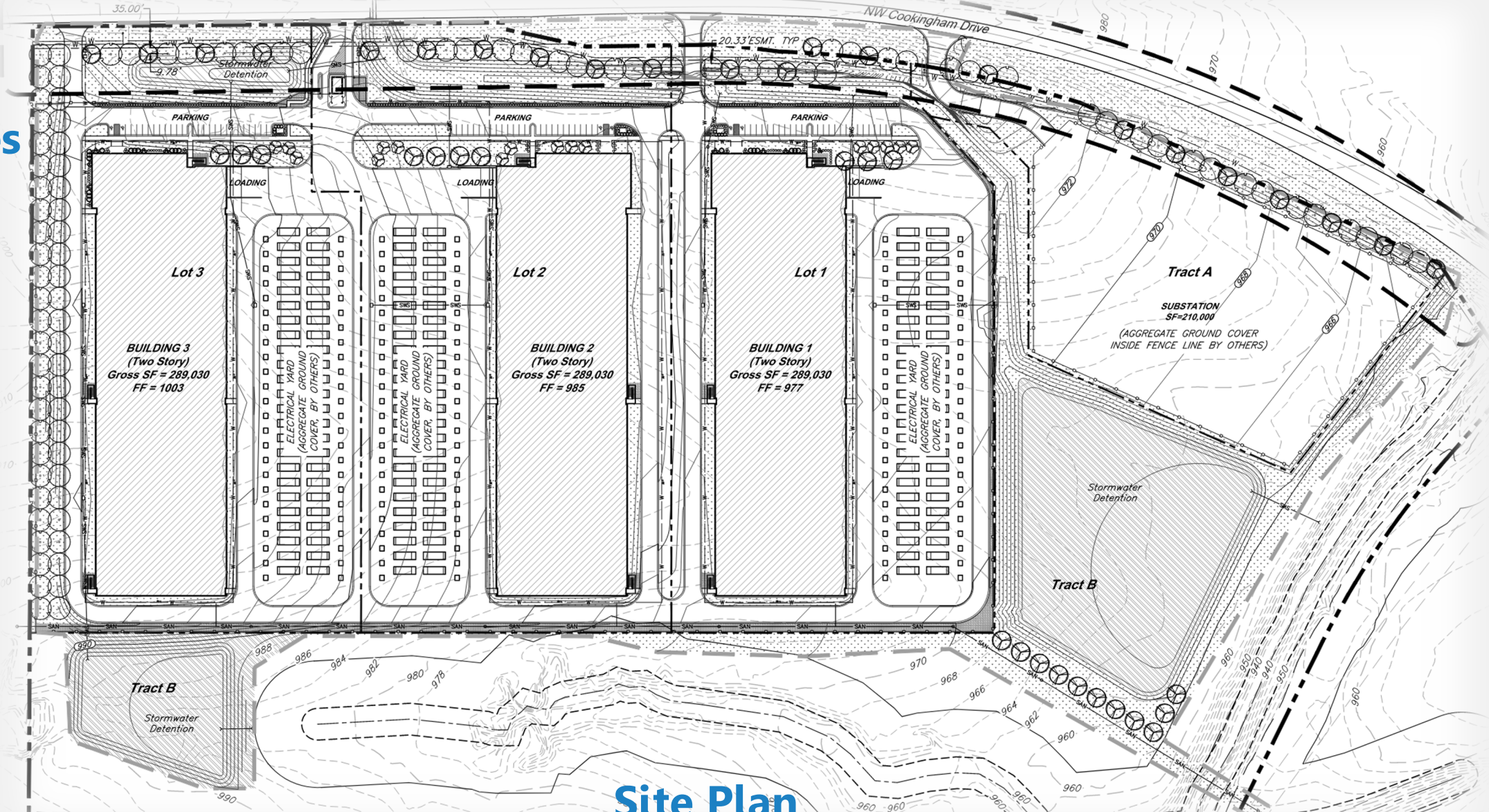


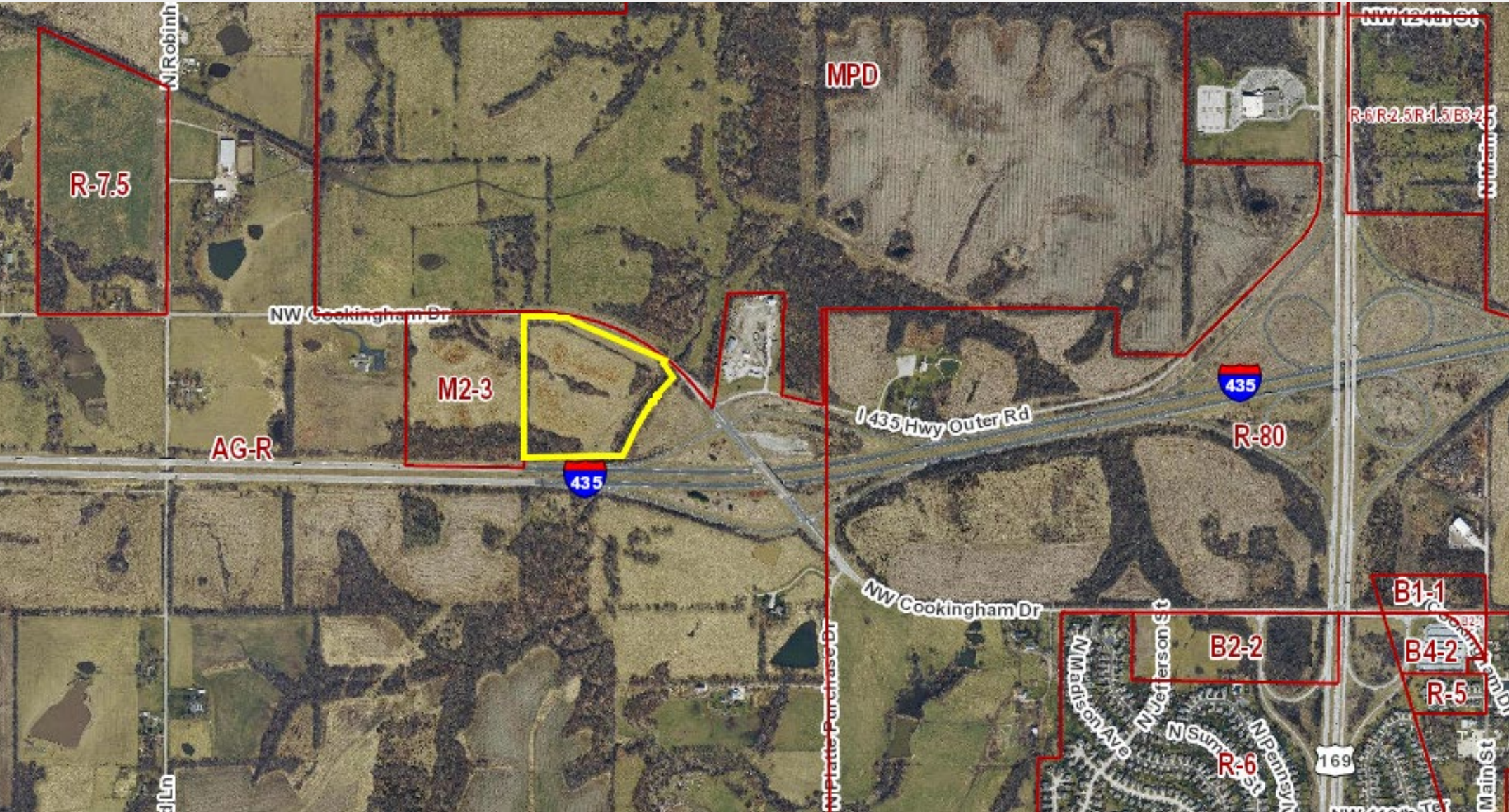


CONTROLLING + RELATED CASES

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (**Ordinance No. 230979**).



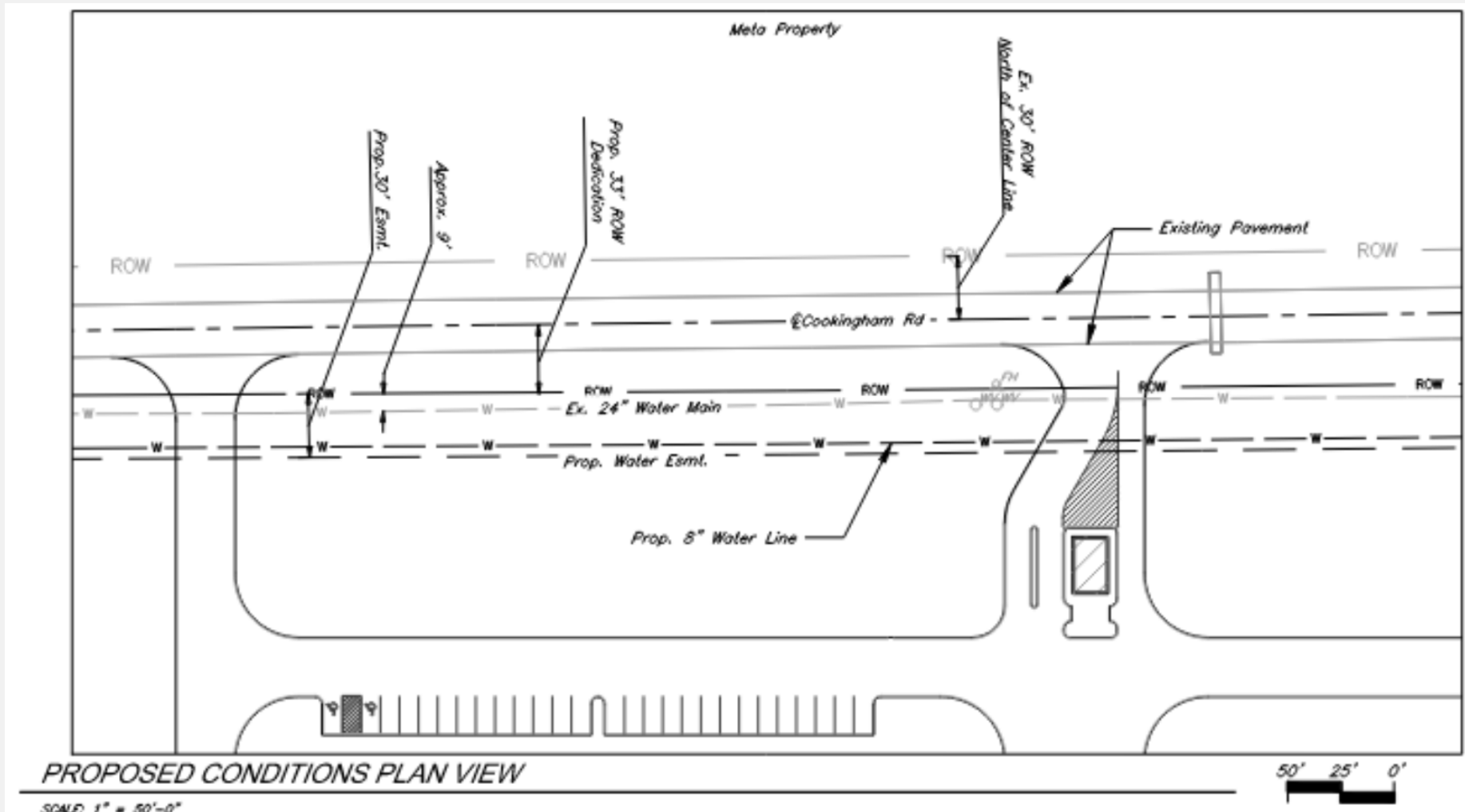




g Standards (M Districts)	-1	-2	-3	-4	-5
lential district					
th	25	25	25	25	25
required (feet)	30	30	30	30	30
R district	None	None	None	None	None
lential district	[2]	[2]	[2]	[2]	[2]
R district	None	None	None	None	None
	40	50	60	70	None

- 10' deviation to allow for 70' building height

17' waiver to permit only 33' of ROW along NW Cookingham Drive



Staff & CPC Recommendation

Case No. **CD-CPC-2024-00031**

Area Plan Amendment

Approval

Case No. **CD-CPC-2024-00030**

Zoning

Approval

Case No. **CD-CPC-2024-00032**

Development Plan – Non-Residential

Approval with Conditions