

Ordinance No. 250046

CD-CPC-2024-00164

Development Plan - Residential

CD-CPC-2024-00169

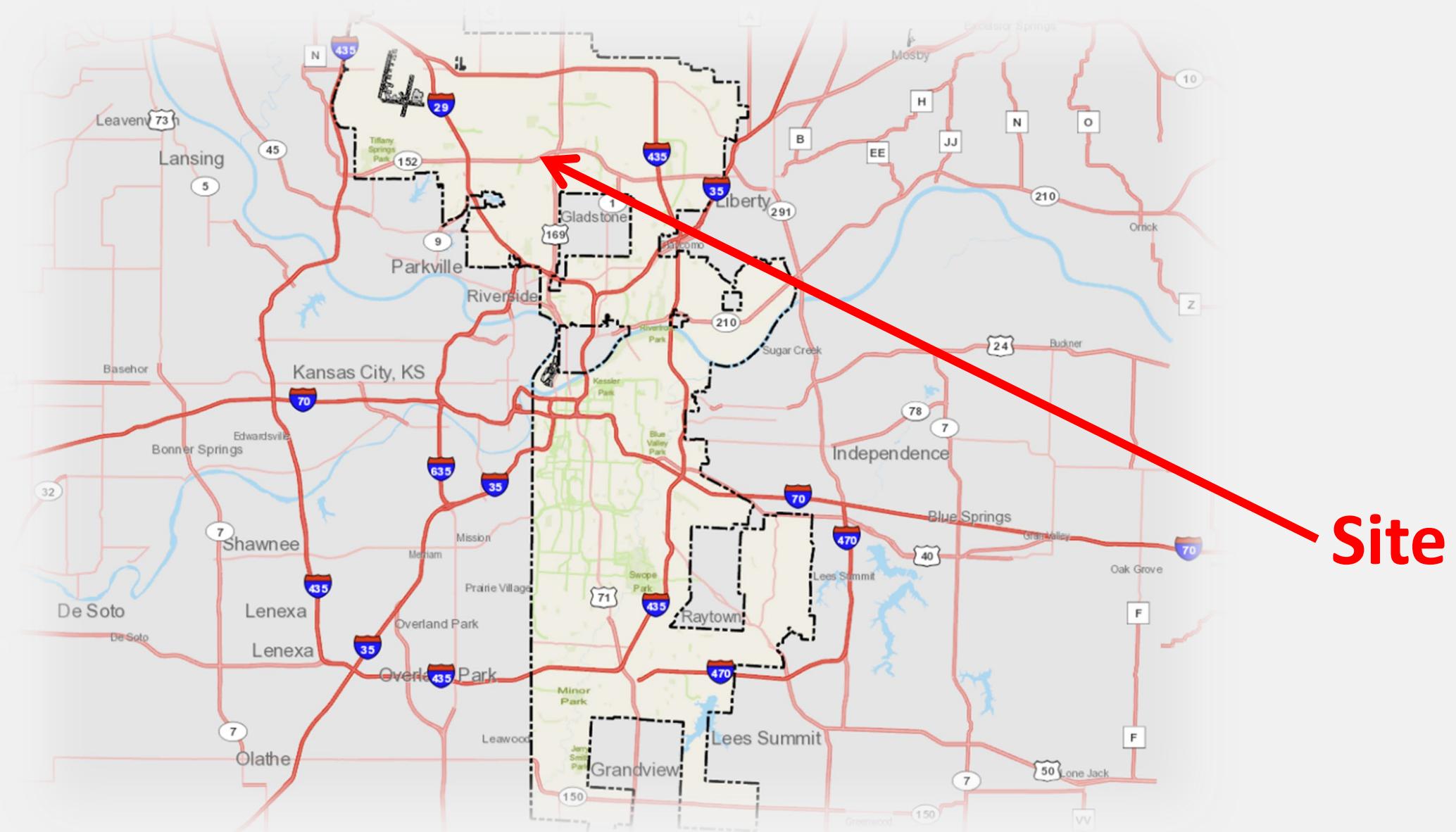
Rezoning

9600 NW Old Stagecoach Road

January 28, 2025

Neighborhood Planning and Development







Site



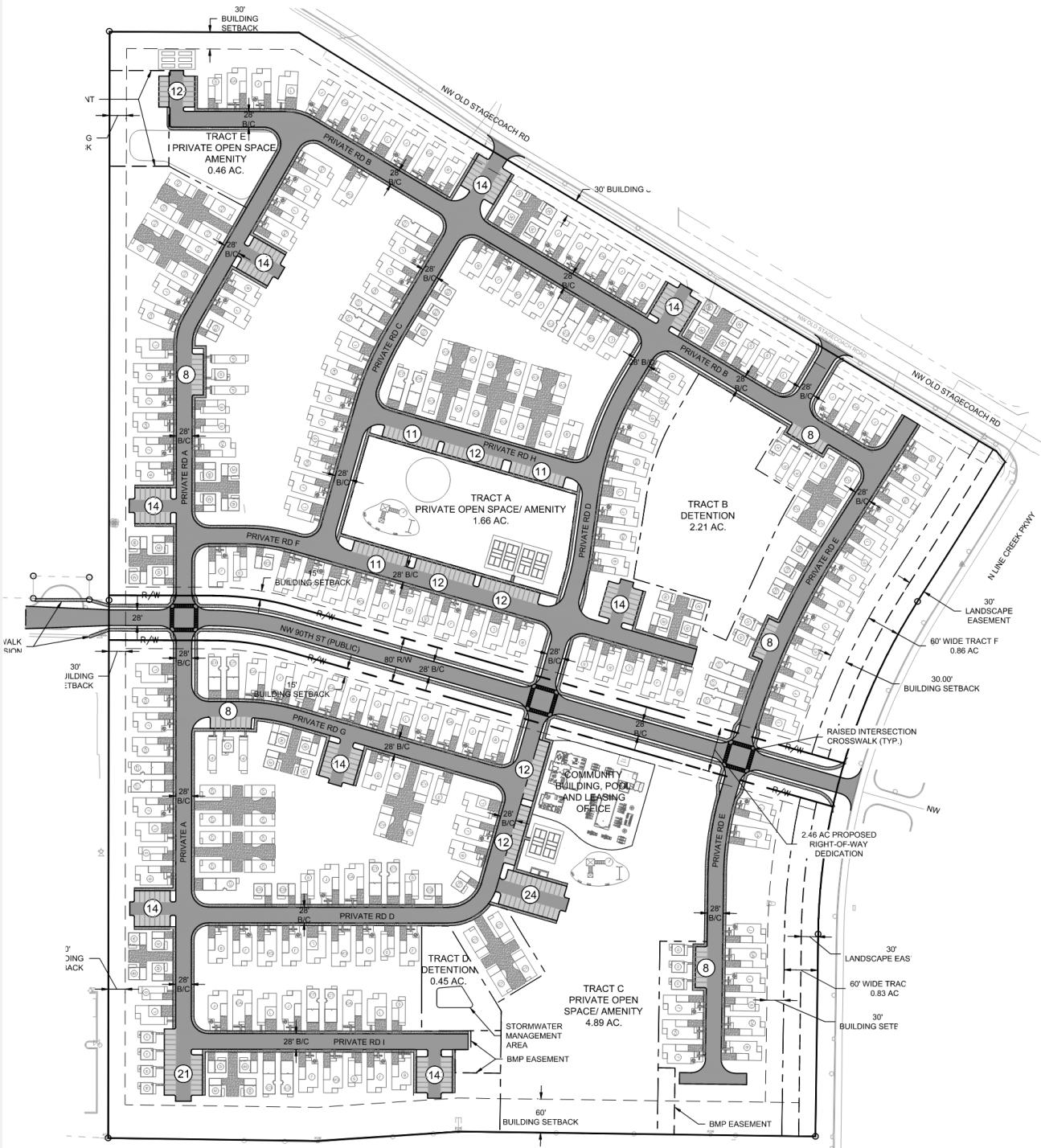


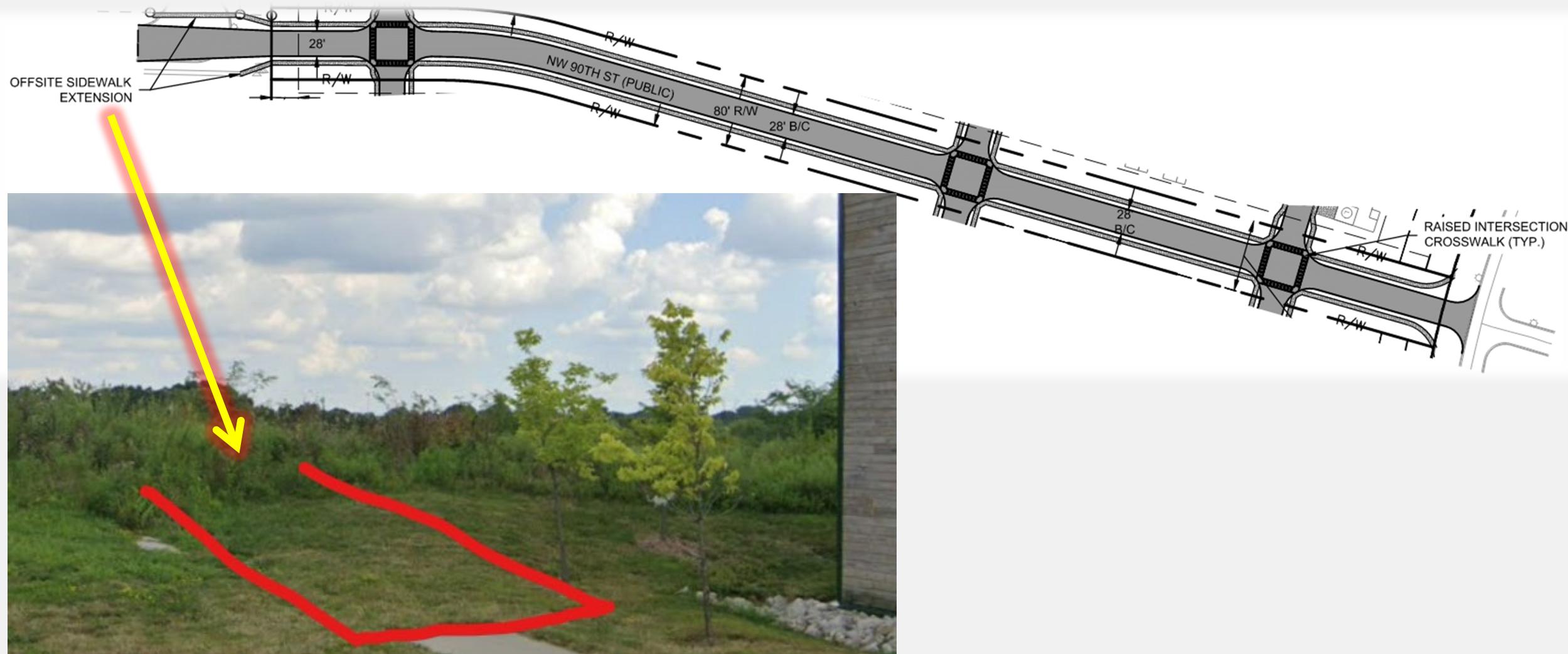
View looking east from NW 90th Street



View looking southwest from N. Line Creek Parkway

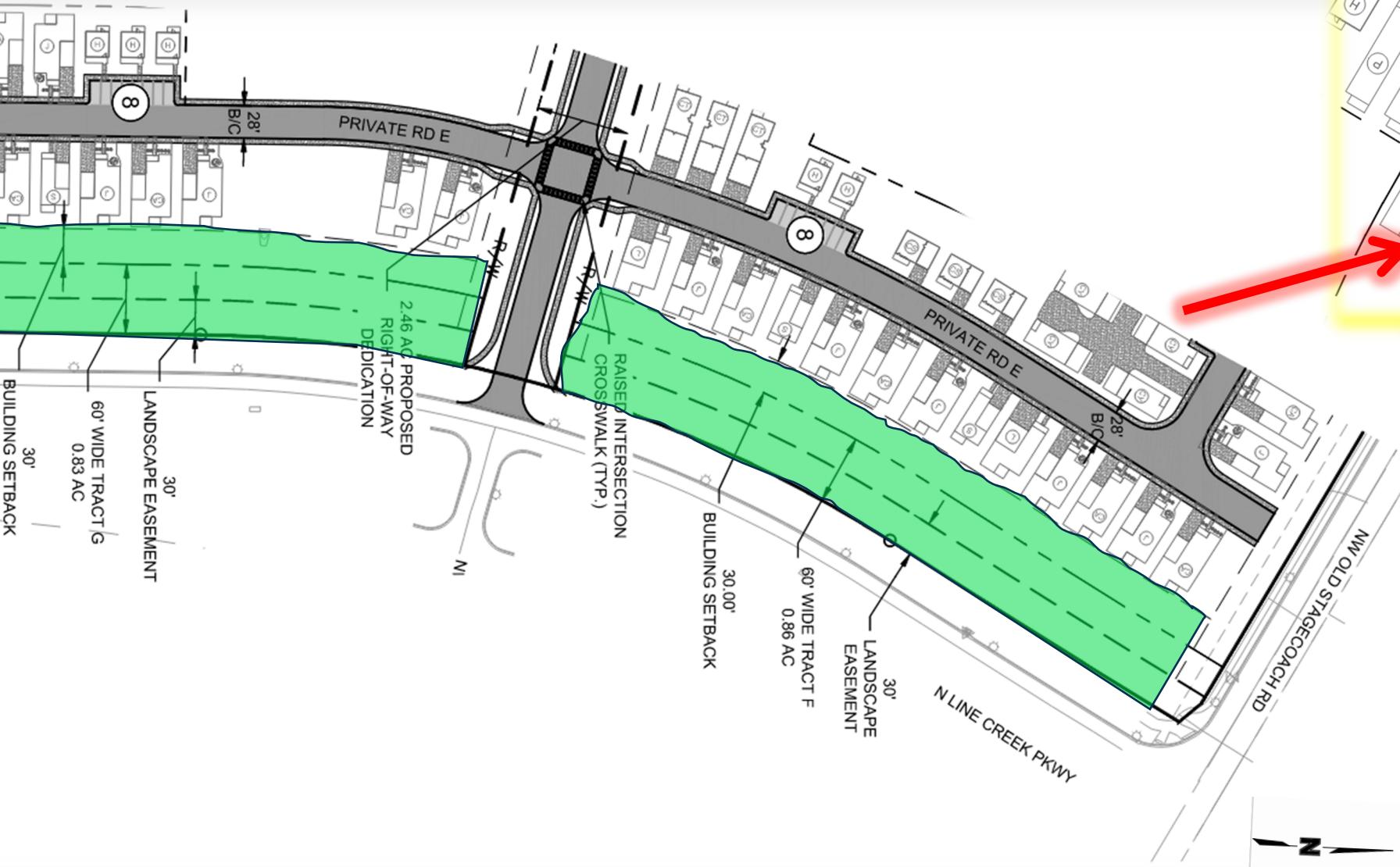
- 56 acres
- 283 units
(detached homes)
- Extension of
NW 90th Street
- Rezoning from
AG-R to R-7.5

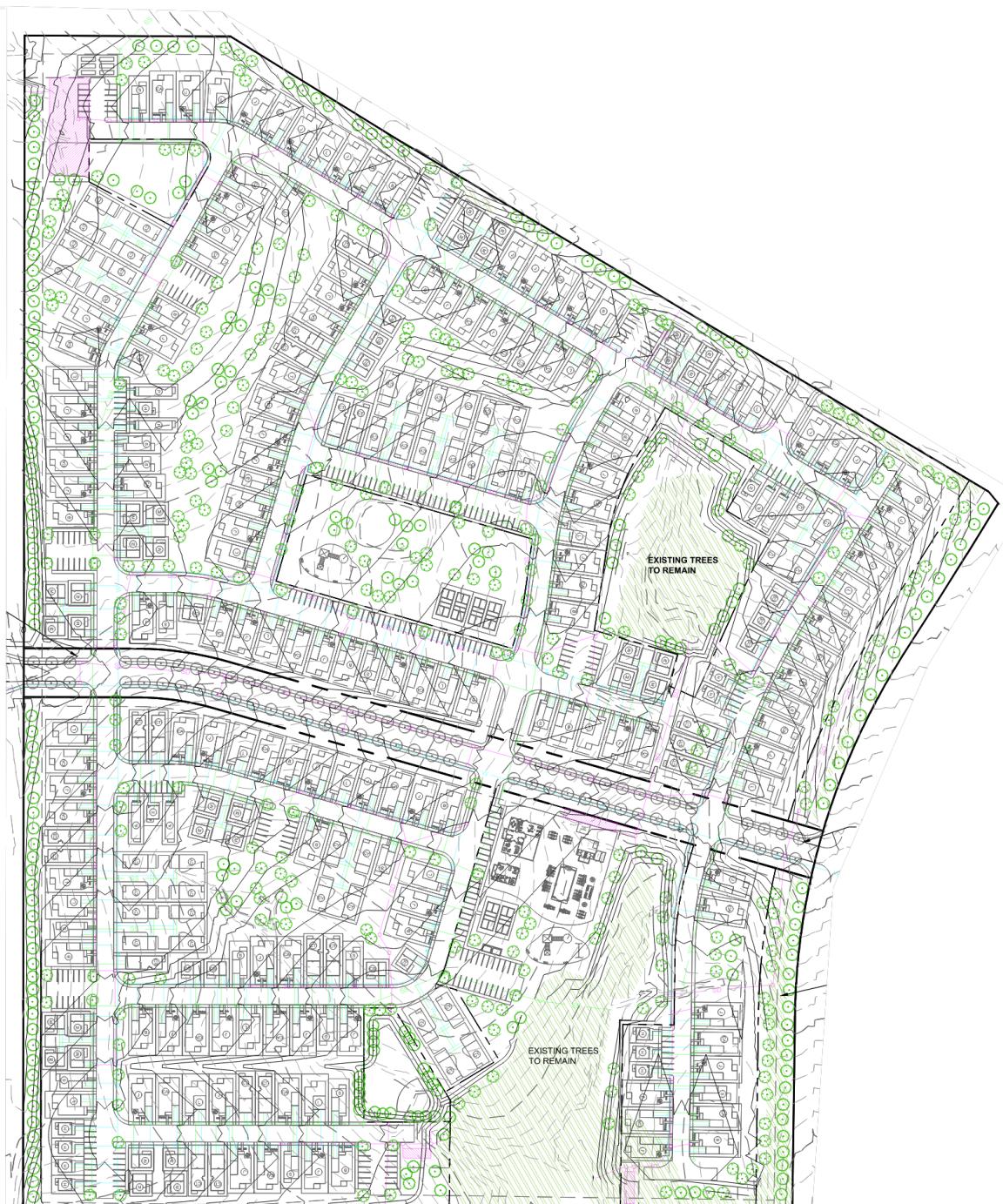




Site Plan Features

City Planning and Development





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
CAMELLIA	(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



Staff & CPC Recommendation

0-CPC-2024-00169
zoning

Approval

0-CPC-2024-00164
Development Plan - Residential

Approval with Conditions

solution No. 250010

-CPC-2024-00031

ea Plan Amendment

ordinance No. 250027

-CPC-2024-00032

Development Plan – Non-Residential

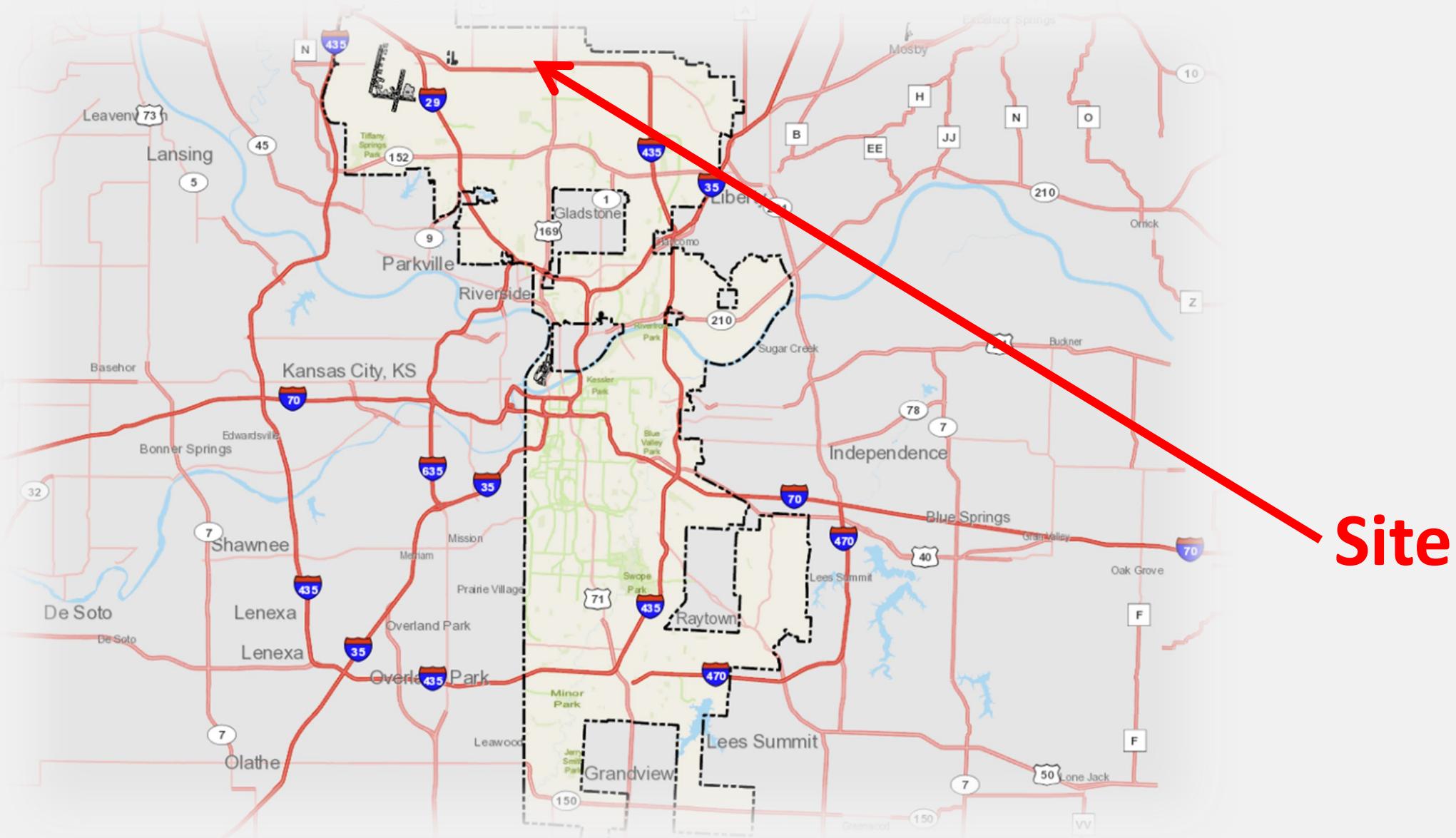
-CPC-2024-00030

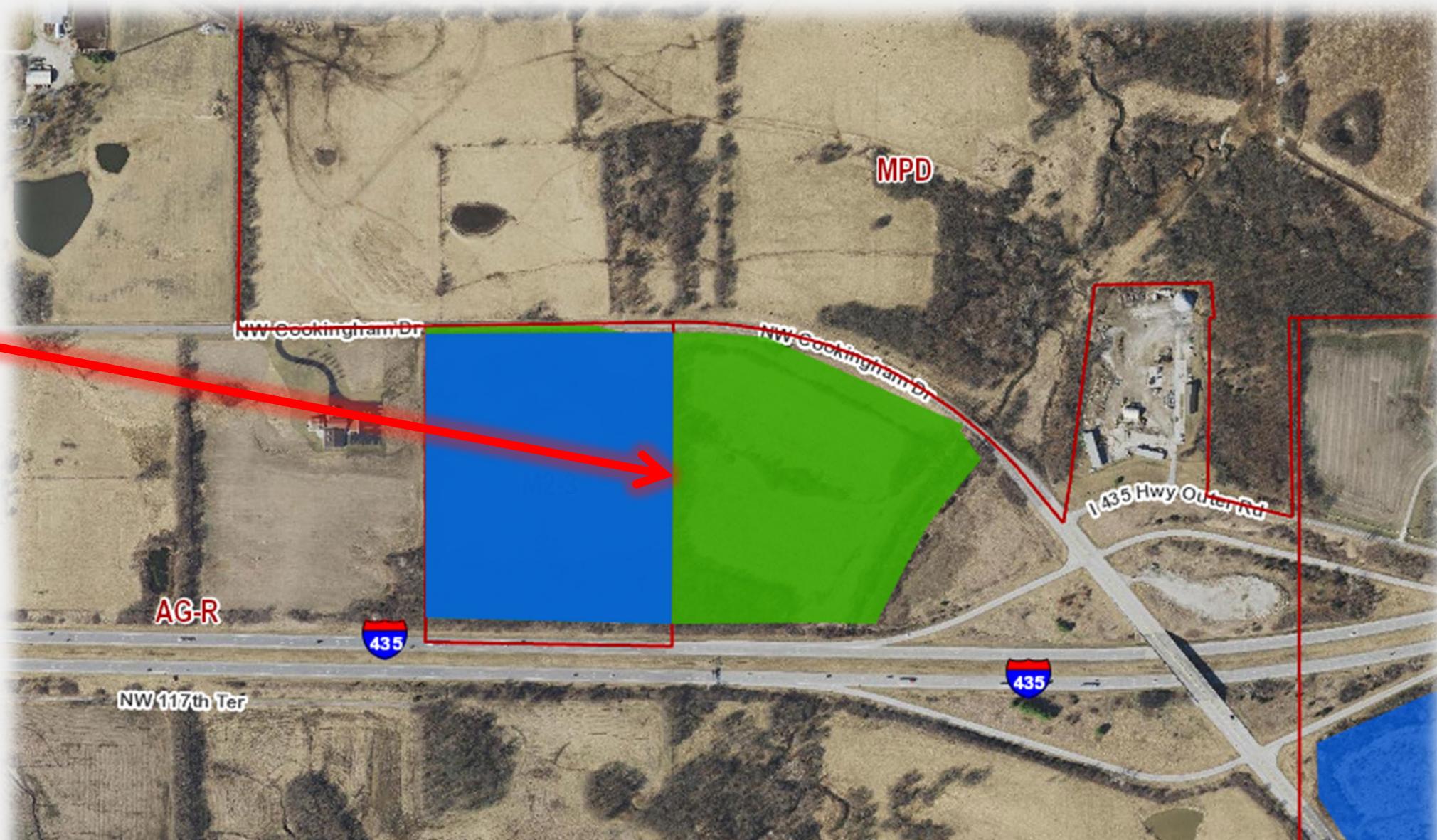
zoning

1 NW Cunningham Drive

uary 28, 2025

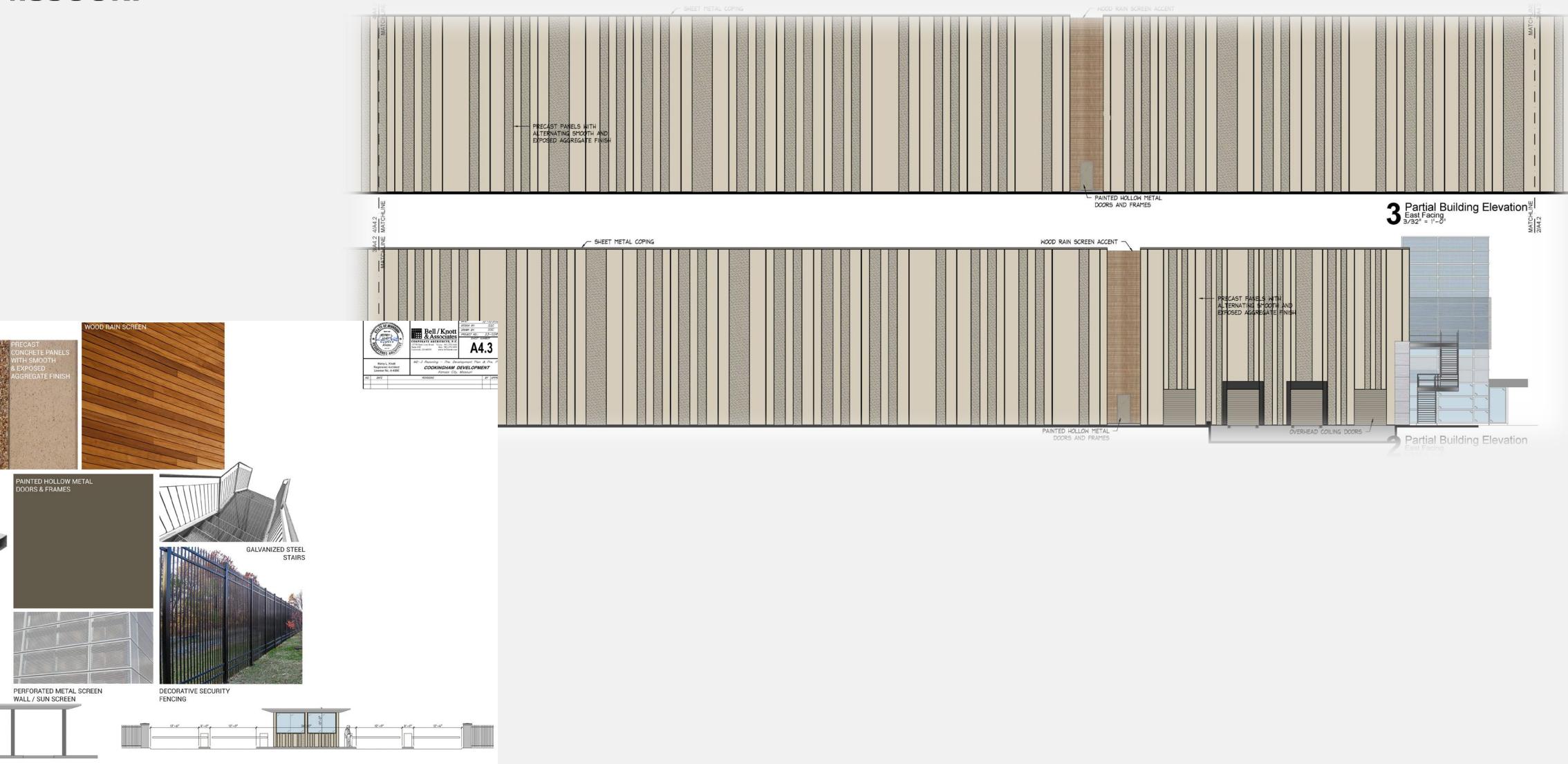


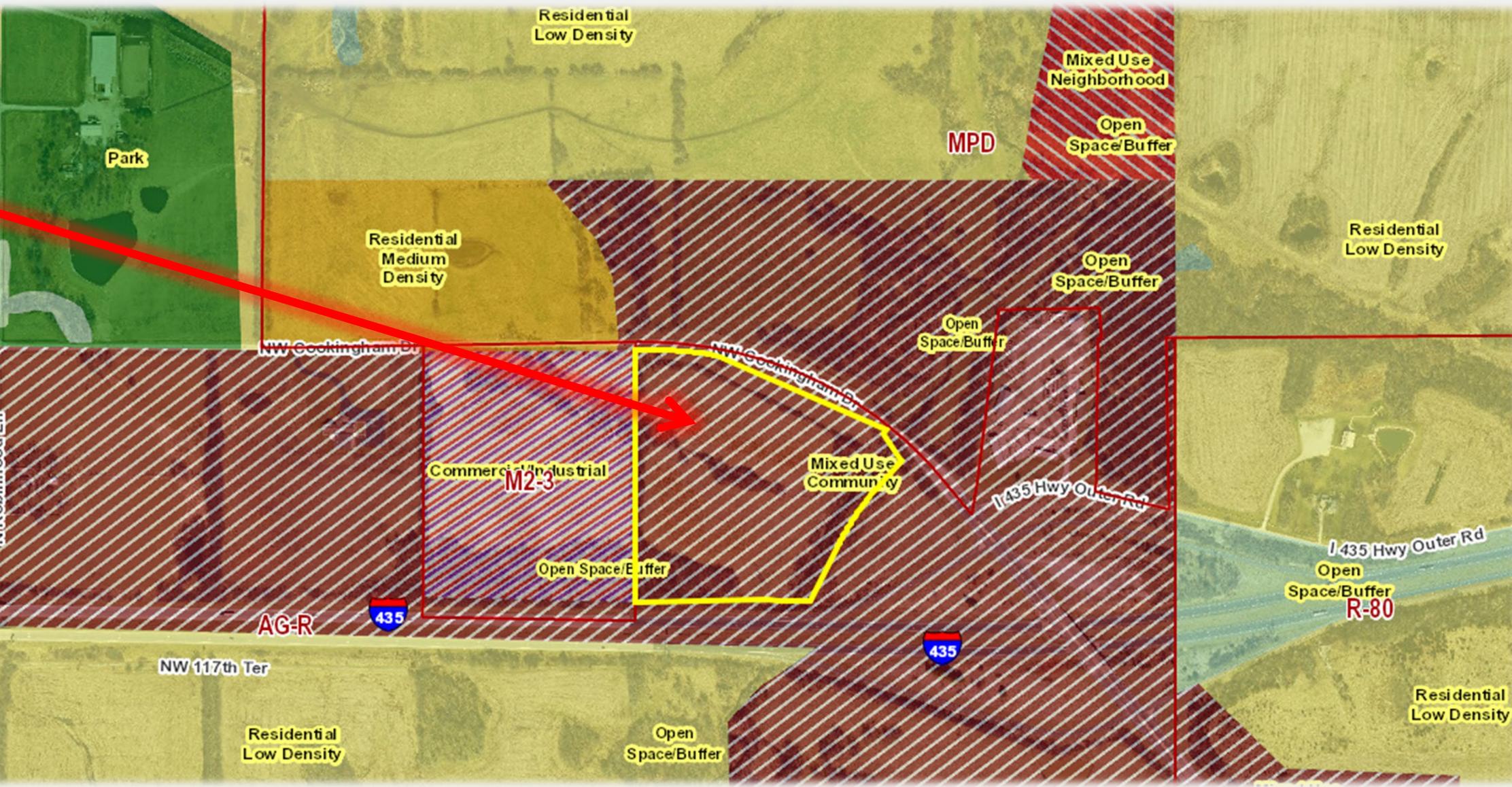






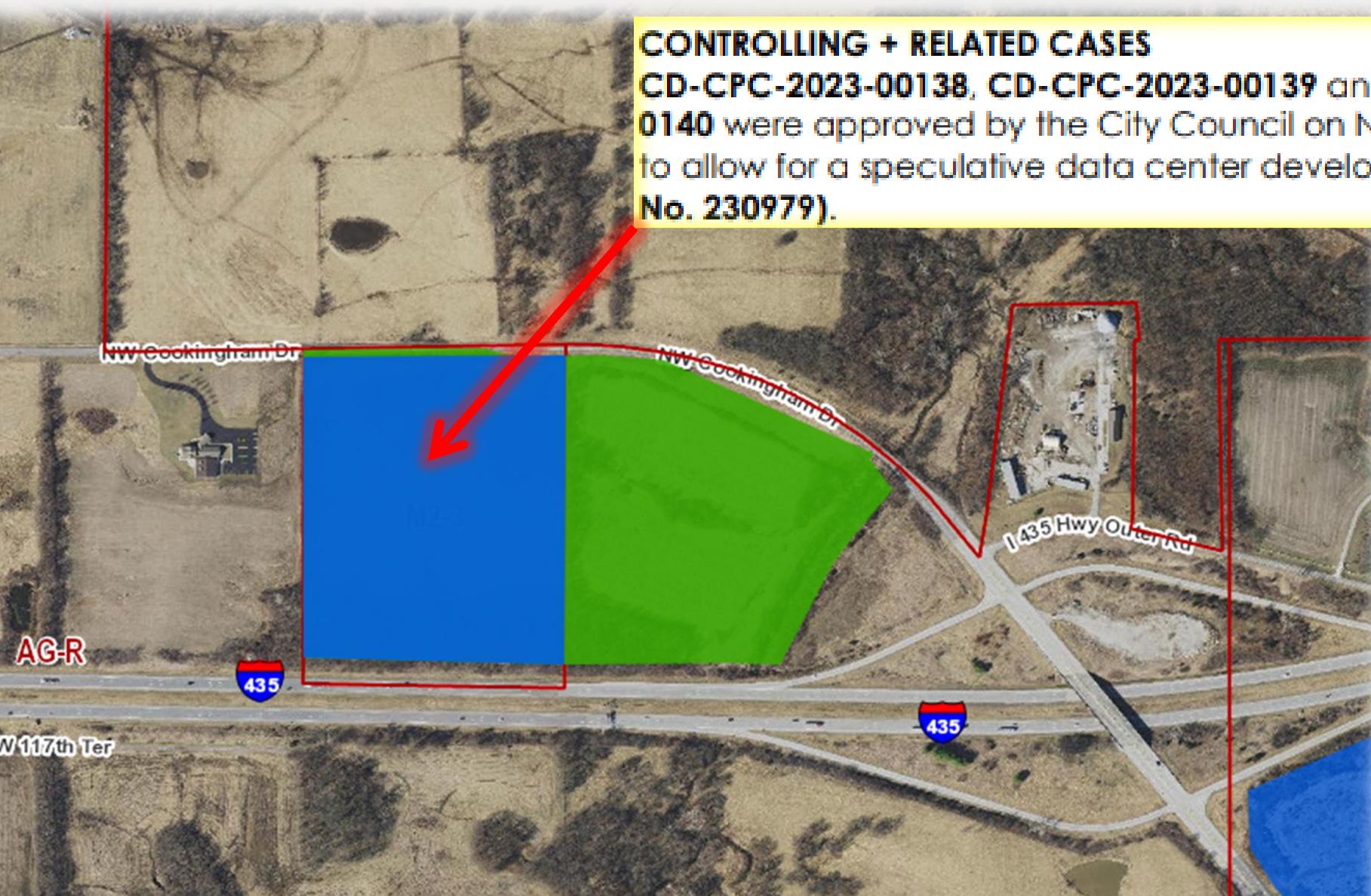




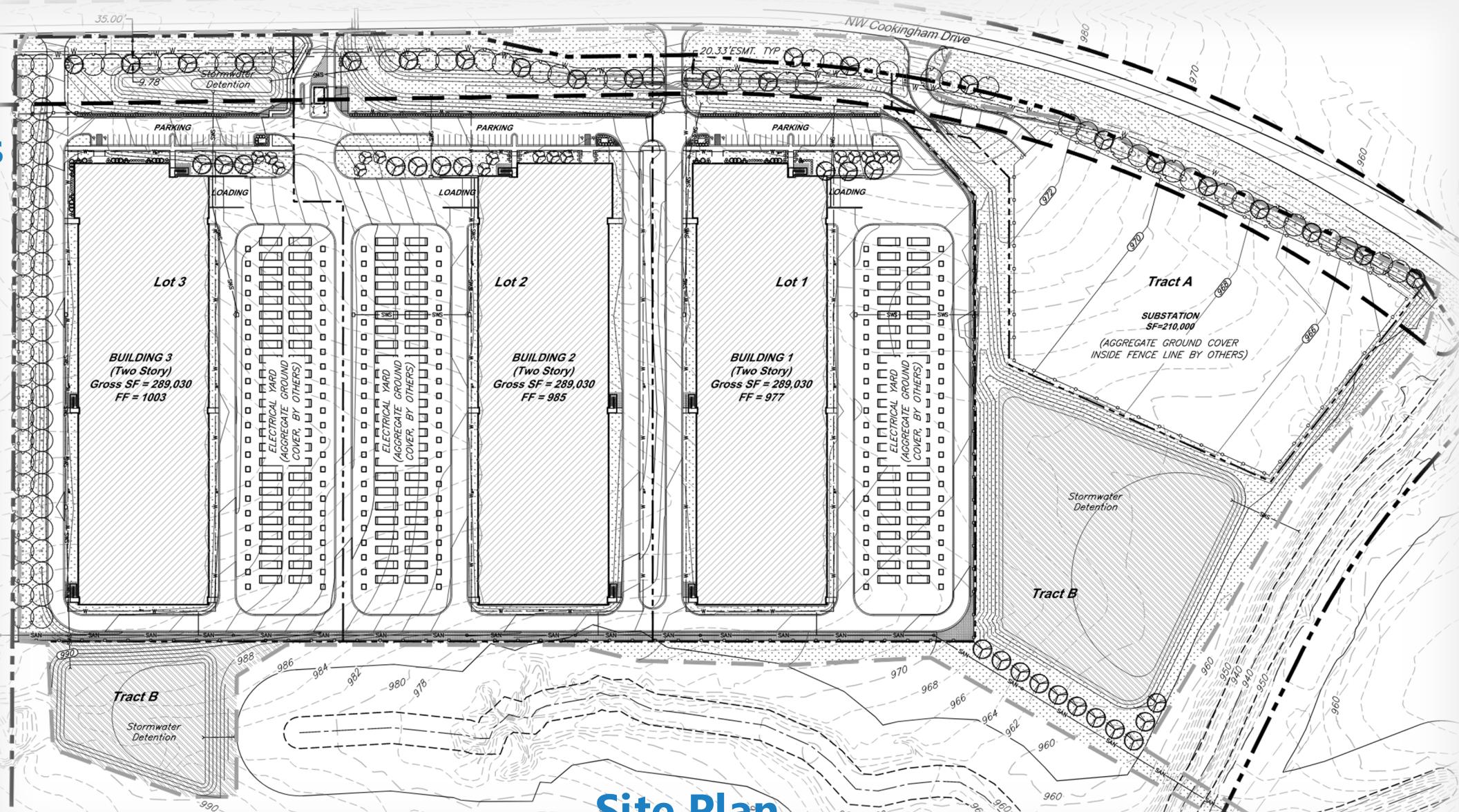


CONTROLLING + RELATED CASES

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).



S

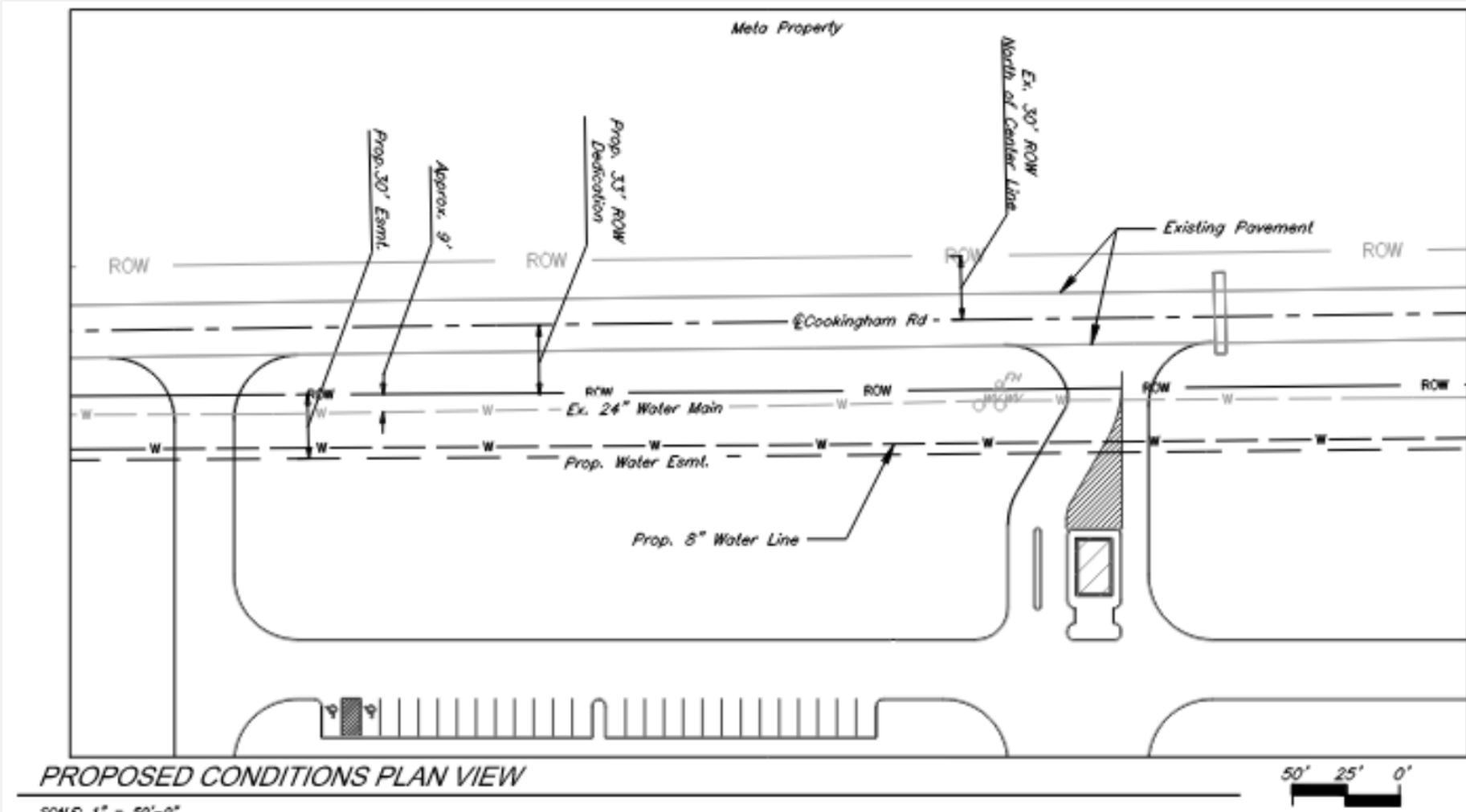




Building Standards (M Districts)	-1	-2	-3	-4	-5
Residential district					
Height	25	25	25	25	25
Required (feet)	30	30	30	30	30
Commercial district	None	None	None	None	None
Residential district	[2]	[2]	[2]	[2]	[2]
Commercial district	None	None	None	None	None
	40	50	60	70	None

- 10' deviation to allow for 70' building height

17' waiver to permit only 33' of ROW along NW Cunningham 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