

## **Thoroughfare Amendment Narrative**

### **Project: Jackson Road**

(Approximately 17 acres of land at the southeast corner of Jackson Road and I-35)

#### **I. PURPOSE OF REQUEST:**

The purpose for this request is to apply for a Thoroughfare Amendment to North Broadway Road between Jackson Road and Whitlock Lane. The current Thoroughfare Plan shows this section of North Broadway Road as a 4-lane undivided collector (C4U). The request is to amend the Thoroughfare Plan for North Broadway to a 3 Lane Special Design Collector (C3SD). The total width of North Broadway would be reduced from 70 feet to 50 feet.

The NRP Group has conducted a full Traffic Impact Analysis study that demonstrates that the proposed change to North Broadway will adequately address the proposed developments along the 17 acre property south of Jackson Road (Retail or Residential on Tract A, High Density Multifamily on Tract B, and High Density Multifamily on Tract C).

#### **II. ABOUT THE DEVELOPER, TRACT B MULTIFAMILY:**

The NRP Group is a vertically integrated multifamily developer, builder, and manager that has been in business for 28 years and has built over 44,000 units across the county. In Texas, NRP has 20 years of experience and has built over 20,000 units across the state. The NRP Group was ranked the #5 developer and the #3 builder in the county by NMHC in 2021.