

Land Use Narrative

(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 Planned Development to allow for multifamily, retail, and other mixed use / commercial uses.

II. EXISTING LAND USE:

The site is currently zoned Freeway District

III. ADJACENT PROPERTY USES:

North of the proposed site is a storage facility. East of the site is the Elm Fork Water Treatment Plant. South of the site are industrial and commercial uses. West of the site is I-35 and flood zone land. Further north of the site is the Trinity Mills Mixed Use development.

IV. PROPOSED USE OF THE REQUEST AREA:

The applicant, The NRP Group, proposes a mixed use development consisting of high-quality multifamily, retail, and other mixed use / commercial uses. Tract A would include urban retail. Tract B would include 4-story residential with a structured garage tucked into the center of the development. Tract B would include high-quality amenities such as a resort style pool, designated BBQ grilling stations, upgraded fitness center, work-from-home business center, and dog park with dog spa. Tract C would include urban residential, commercial, or mixed use. Tract A and C will require city council approval on a site plan prior to development.

Tract B is currently under contract with The NRP Group, with the intention to develop multifamily and start construction in 2024 or early 2025. Tracts A and C are currently being retained by the current owner, and there are currently no plans for development on either tract.

V. ABOUT THE DEVELOPER, TRACT B MULTIFAMILY:

The NRP Group is a vertically integrated multi-family developer, builder, and manager that has been in business for 28 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.