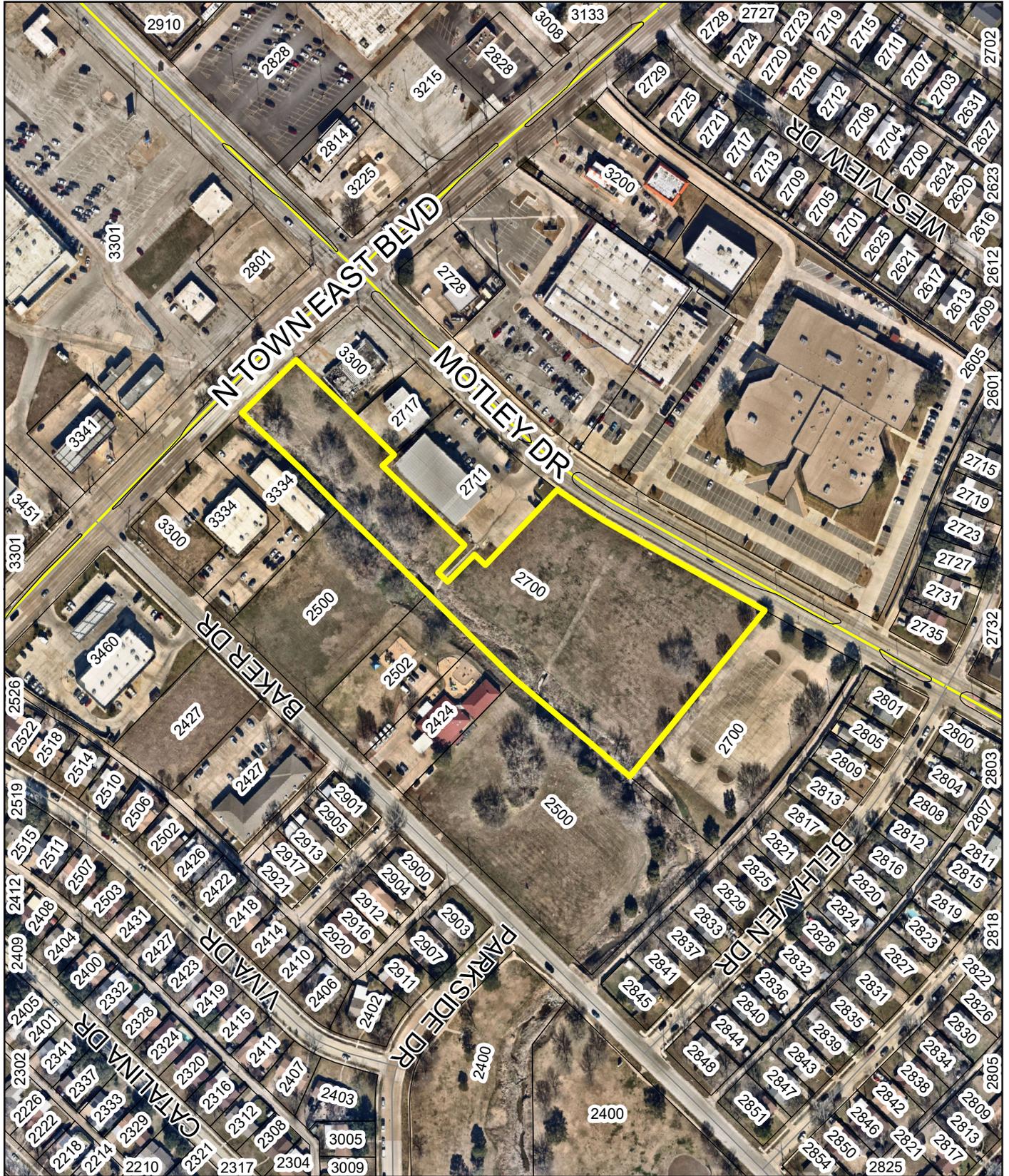


# Location Map



**Applicant: Reserve at Motley Limited Partnership**  
**Location: 2700 Motley Drive**

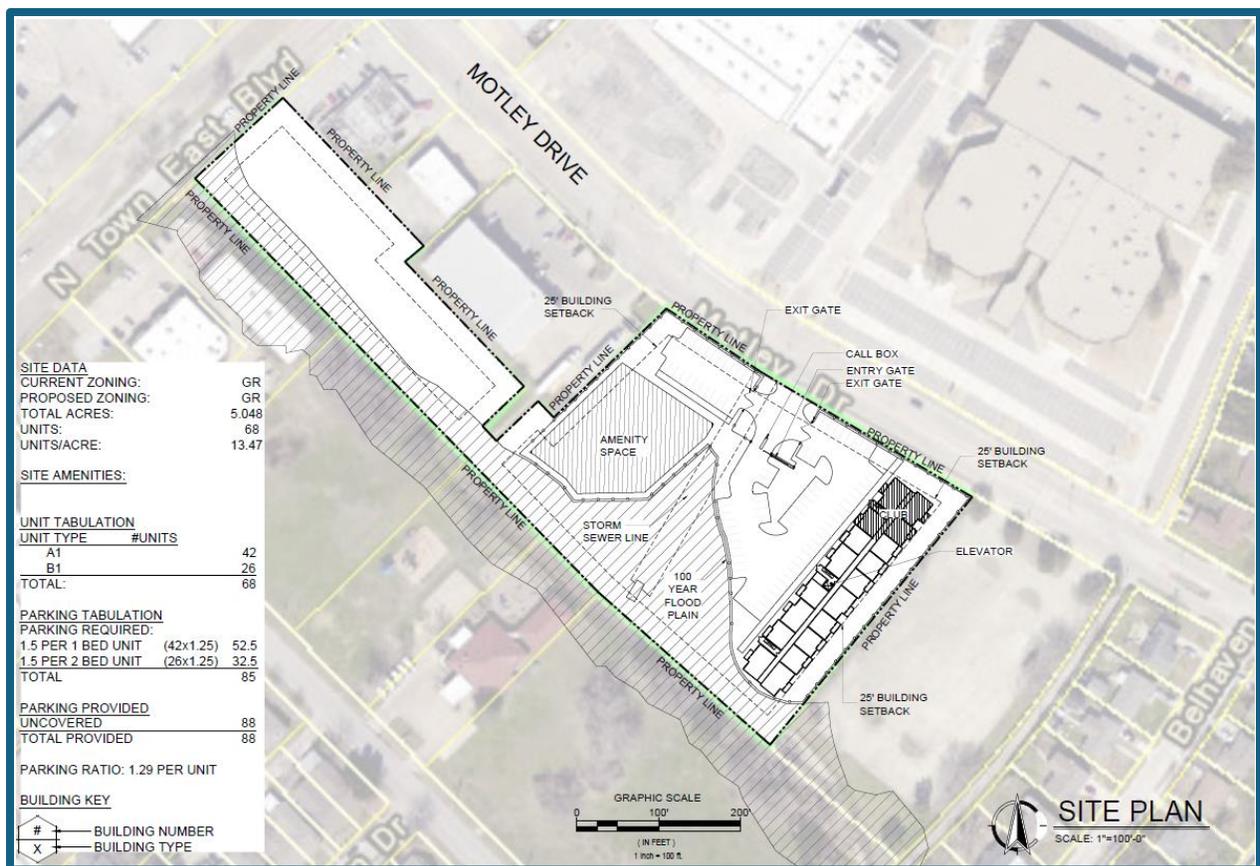
## Legend

 Area of Requests



*City of Mesquite, Texas  
 Consideration for Resolution of Support*

Applicant: Woda Cooper Companies, Inc.



*Reserve at Motley*  
 2700 Motley Drive  
 Mesquite, Texas 75150

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*Letter of Interest*



# WODA COOPER COMPANIES

500 South Front St  
10th Floor  
Columbus, Ohio 43215  
Office: 614.396.3200  
www.wodagroup.com

City of Mesquite  
Planning & Development Services Department  
1515 North Galloway Avenue  
Mesquite, Texas 75149  
Planning@cityofmesquite.com

## **RE: Consideration of Resolution of Support for TDHCA 9% Tax Credit Projects**

To Whom it May Concern,

Please accept the following submission as Woda Cooper Companies Inc.'s (WCCI) formal request to appear in front of the city of Mesquite's city council for a Resolution of Support and a waiver of \$500 in fees, a requirement for all 9% Low-Income Housing Tax Credit Application to the Texas Department of Housing and Community Affairs (TDHCA). WCCI is pleased to present the proposed development of **Reserve at Motley**, a 68-unit, 4-story elevator community to be located at 2700 Motley Drive, Mesquite, Texas 75150 (Dallas County Central Appraisal District Property ID 65146263310420000).

WCCI brings more than thirty-five (35) years of experience in the development, construction, and management of workforce and senior multifamily housing. Our portfolio spans 18 states and includes more than 350 communities and 17,000 units under management. WCCI consistently ranks among the nation's top ten affordable housing developers by *Affordable Housing Finance*. Since our inception in 1990, Woda Cooper has completed only one disposition—a small portfolio of rural communities in the Midwest—reflecting our long-term commitment to owning and managing our communities in perpetuity.

Our development philosophy prioritizes community engagement, thoughtful planning, and innovative design. We value long-term partnerships with municipalities and strive to ensure that our communities serve as lasting sources of pride for all stakeholders upon completion.

If there are any comments, questions, or concerns, please feel free to reach out via email at osarig@wodagroup.com. We look forward to working with the City of Mesquite.

Sincerely,

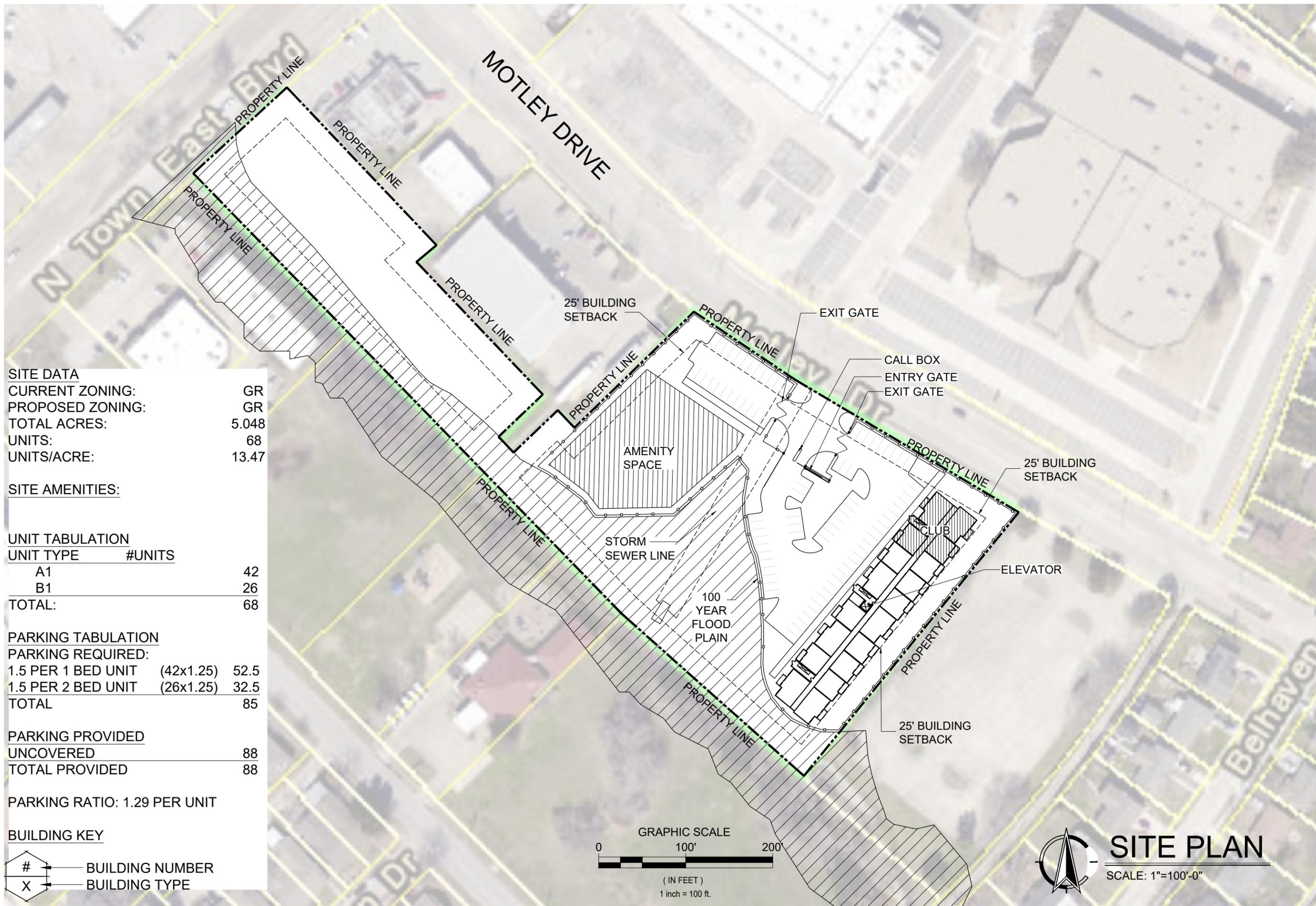
*Omer Sarig*

---

**Omer Sarig**  
**Development Specialist**  
**Woda Cooper Companies, Inc.**

## *Site Plan*

**RESERVE AT MOTLEY  
MESQUITE, TEXAS**



**SITE DATA**

CURRENT ZONING:	GR
PROPOSED ZONING:	GR
TOTAL ACRES:	5.048
UNITS:	68
UNITS/ACRE:	13.47

**SITE AMENITIES:**

**UNIT TABULATION**

UNIT TYPE	#UNITS
A1	42
B1	26
<b>TOTAL:</b>	<b>68</b>

**PARKING TABULATION**

<b>PARKING REQUIRED:</b>		
1.5 PER 1 BED UNIT	(42x1.25)	52.5
1.5 PER 2 BED UNIT	(26x1.25)	32.5
<b>TOTAL</b>		<b>85</b>

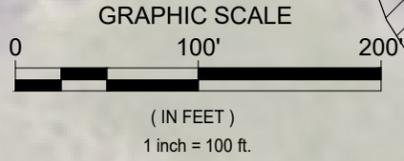
**PARKING PROVIDED**

UNCOVERED	88
<b>TOTAL PROVIDED</b>	<b>88</b>

PARKING RATIO: 1.29 PER UNIT

**BUILDING KEY**

#	BUILDING NUMBER
X	BUILDING TYPE



**SITE PLAN**

SCALE: 1"=100'-0"

DATE: 01.05.25

**A1.0**

SITE PLAN

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*Location Map*



**Site Location**

The subject site for the proposed 68-unit development of Reserve at Motley is at 2700 Motley Drive, Mesquite, Texas 75150. This 5.01-acre parcel is located at Dallas County Central Appraisal District Parcel ID 65146263310420000:



**Exhibit A: Reserve at Motley Parcel Map**



**Exhibit B: Reserve at Motley Parcel within City Limits**

## *Development Narrative*



## *Development Narrative*

The proposed development of Reserve at Motley will be located at 2700 Motley Drive, Mesquite Texas, 75150 (Dallas County Central Appraisal District Property ID 65146263310420000). The 5.01-acre community will feature 68 age-restricted units for individuals and households aged 55 and older, including 41 one (1) bedroom and 27 two (2) bedroom units, serving individuals and households earning between 30% to 60% of Area Median Income.

Woda Cooper Companies, Inc. (WCCI) has carefully considered the city of Mesquite's multi-family development standards and has thoughtfully incorporated these elements into design. The Reserve at Motley's community exterior will consist of a combination of brick and other fire-resistant materials. Sufficient green space for resident leisure will be provided, incorporating aesthetically pleasing landscaping with Texas native canopy trees, non-canopy trees, and shrubs.

Sidewalks along Motley Drive will enhance pedestrian walkability and provide convenient access to nearby amenities. Thoughtful site design and planning will also allow for drive aisle connection across the storm sewer drain running through the property, ensuring efficient traffic flow and multiple points of ingress and egress. A vehicle parking ratio greater than 1.25 spaces per unit will effectively address the parking demands associated with Mesquite's large growing population.

The residents of the Reserve at Motley will benefit from professional on-site management and maintenance staff that will address resident concerns and maintain general upkeep of the community. Enhanced resident security will be ensured through the installation of a perimeter gate and fence that adheres to the Mesquite Fire Department's regulations for emergency entrance and exit. Camera systems and illuminating lighting features will be installed throughout the building hallways, common spaces, entrances, and parking areas.

The four (4) story elevator building will feature an integrated designer clubhouse with a community room, fitness center, warming kitchen, and on-site laundry facilities. Each unit will be equipped with energy-efficient appliances, spacious kitchen islands, luxury vinyl tile flooring, washer & dryer hook-ups, and security devices in compliance with Texas Property Code 92.153. The Reserve at Motley will feature the necessary amenities to meet the City's multifamily design standards.

WCCI would like to note that there are no neighborhood associations or organizations within the immediate vicinity of the property. However, WCCI is committed to ensuring the Reserve at

Motley is additive to the character of the city of Mesquite and will collaborate with surrounding property owners to ensure effective community development. WCCI has already held extensive conversations with city staff and will continue to incorporate city feedback through design and concept planning.



*Previous Similar Projects Within Last 5  
Years*



## *Previous Similar Projects Within Last 5 Years*

Woda Cooper Companies, Inc. has constructed approximately 350 communities in its 35-year history, totaling 17,000 units. The following six developments are highlighted for being most comparable to our proposed Reserve at Motley project by way of look, location, and tenancy type.

### **Hawkins Pointe**

750 6th Avenue W, Hendersonville, NC 28739



Hawkins Pointe is a 43-unit community serving individuals over the age of 55, earning between 30% and 80% of Area Median Income. Hawkins Pointe has been selected as the overall winner in Affordable Housing Finance's annual Readers' Choice Awards in 2025. Construction was completed in 2023.

## **Benton Crossing**

2617 River Drive, Columbia, SC 29201



Benton Crossing is a 56-unit community serving individuals and families making between 30% and 60% of Area Median Income in Columbia, South Carolina. Benton Crossing completed construction in 2024.

## **Lambert Landing I & II**

11412 Elokomin Ave, Chester, VA 23831



Lambert Landing I and II are a 64-unit and 48-unit combined 9% and 4% community serving families making between 30% and 80% of Area Median Income in Chester, Virginia. The project completed construction in 2025.

## Clemons Greene

1028 Highway 378, Lexington, SC 29072



Clemons Greene is a 90-unit community serving individuals and families making between 30% and 60% of Area Median Income in Lexington, South Carolina. Clemons Greene will complete construction in early 2026.

## Tecovas Terrace

1601 SE 28<sup>th</sup> Ave, Amarillo, TX 79103



Tecovas Terrace is an 80-unit community serving individuals and families earning between 30% and 60% of Area Median Income in Amarillo, Texas. Tecovas Terrace will begin construction in late first quarter of 2026.

## Haven Crossing

12800 Towne Center Dr., Walton, KY 41094



Haven Crossing is a 57-unit community serving individuals over the age of 55, earning between 30% and 80% of Area Median Income in Walton, Kentucky. Haven Crossing completed construction in 2023.