



July 3, 2018

RE: **Case Number Z180304 CP180303**- Zoning Change/Concept Plan- Mariposa Apartment Homes

The Planning and Zoning Commission approved Case Number Z180304/CP180303 on Monday, July 2, 2018 pending the following conditions:

- Provide the proposed adjustments from the June 28, 2018 Conference Call with the Westchester (H)ome (O)wner's (A)ssociation (see attached)
- Submit comprehensive amenities and features list at Site Plan phase.
- Preserve existing trees at the Site Plan phase as shown on the Concept Plan.
- Reconfigure parking to provide more enclosed garage space.

The case will proceed to be reviewed by City Council July 17, 2018.

If you have any questions about the specifics of approval or final submittal requirements, please feel free to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Colby Collins", written over a horizontal line.

Colby Collins
City Planner
(972) 237-8252



Follow Up to Conference Call held June 28, 2018, at 8 PM

Proposed Adjustments:

- Fencing - Columns - adjust to 30' spacing between brick columns. Precast cap. Full black for metal fencing. Fencing just needs to be "simple, classic & timeless". Fencing along Polo and carrier to be in a straight line if possible. May possible set back in certain locations to preserve existing trees.
- Trash Enclosure Area - make sure that we have appropriate screening with fencing and trees.
- Existing street adjacent tree stands - be careful to protect the stands of drought-tolerant Mesquite trees that are along Carrier and Polo.
- Fence - Dog park (turn corner with wrought iron at carrier - 30' before starting wood privacy fence. Straight line if possible.
- Exterior - Change stucco on the exteriors that face the street to stone (third floor). Stucco will be used on elevations that are not street visible. Look at Hills of Westchester.
- Building Corner - Developer to see what features we can implement to enhance at that very visible corner.
- Corner Wall / Signage / Design - To be reviewed with fencing layout with the Westchester working group. The design should consider how to arrange for outlets and features to be used as part of the Christmas light display. Signage/entry at Carrier and Barton is a good example of an entry that works well in the community.

MARIPOSA APARTMENT HOMES AT WESTCHESTER

GRANDE PRAIRIE, TEXAS - BONNER CARRINGTON

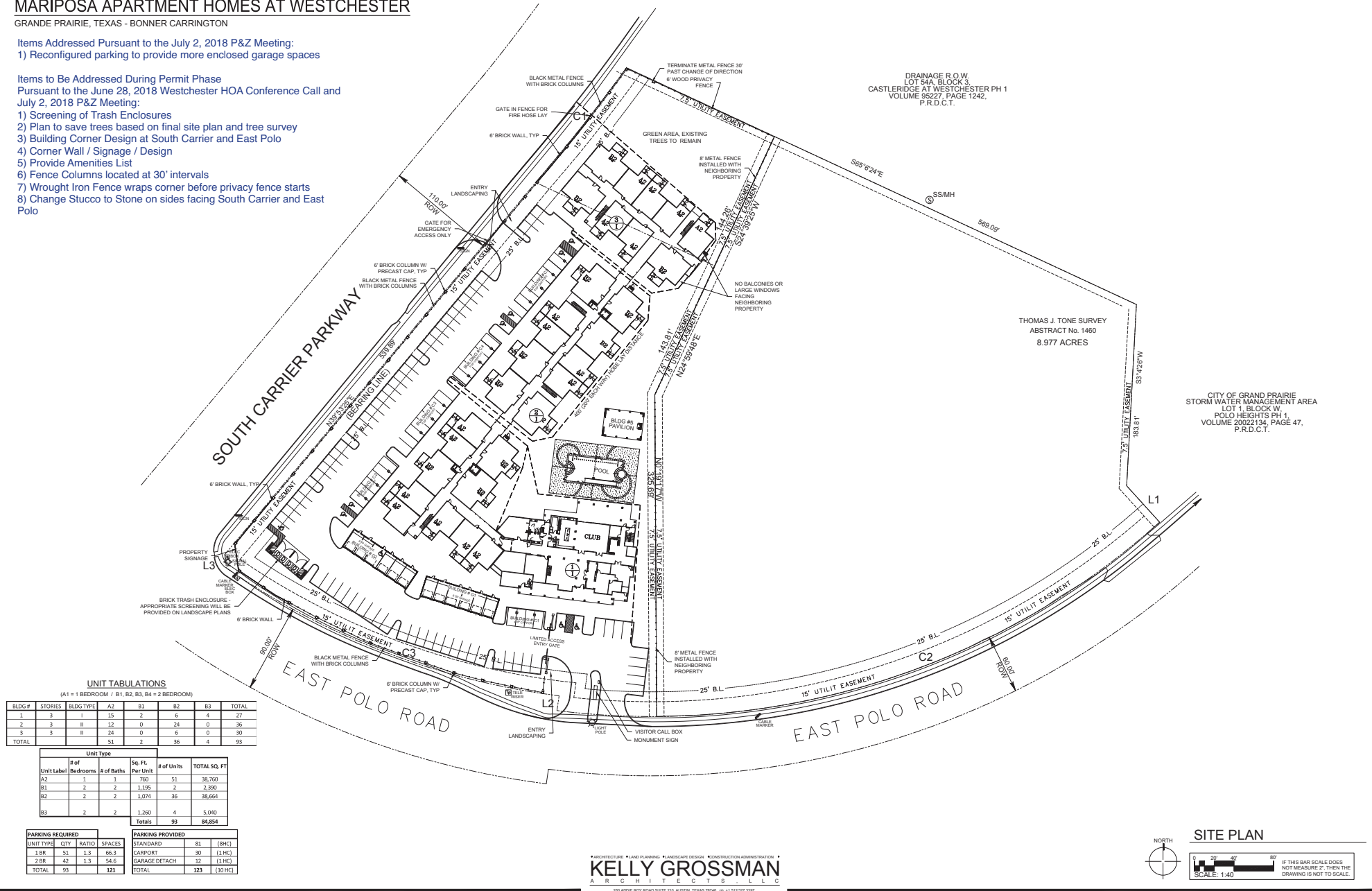
Items Addressed Pursuant to the July 2, 2018 P&Z Meeting:

- 1) Reconfigured parking to provide more enclosed garage spaces

Items to Be Addressed During Permit Phase

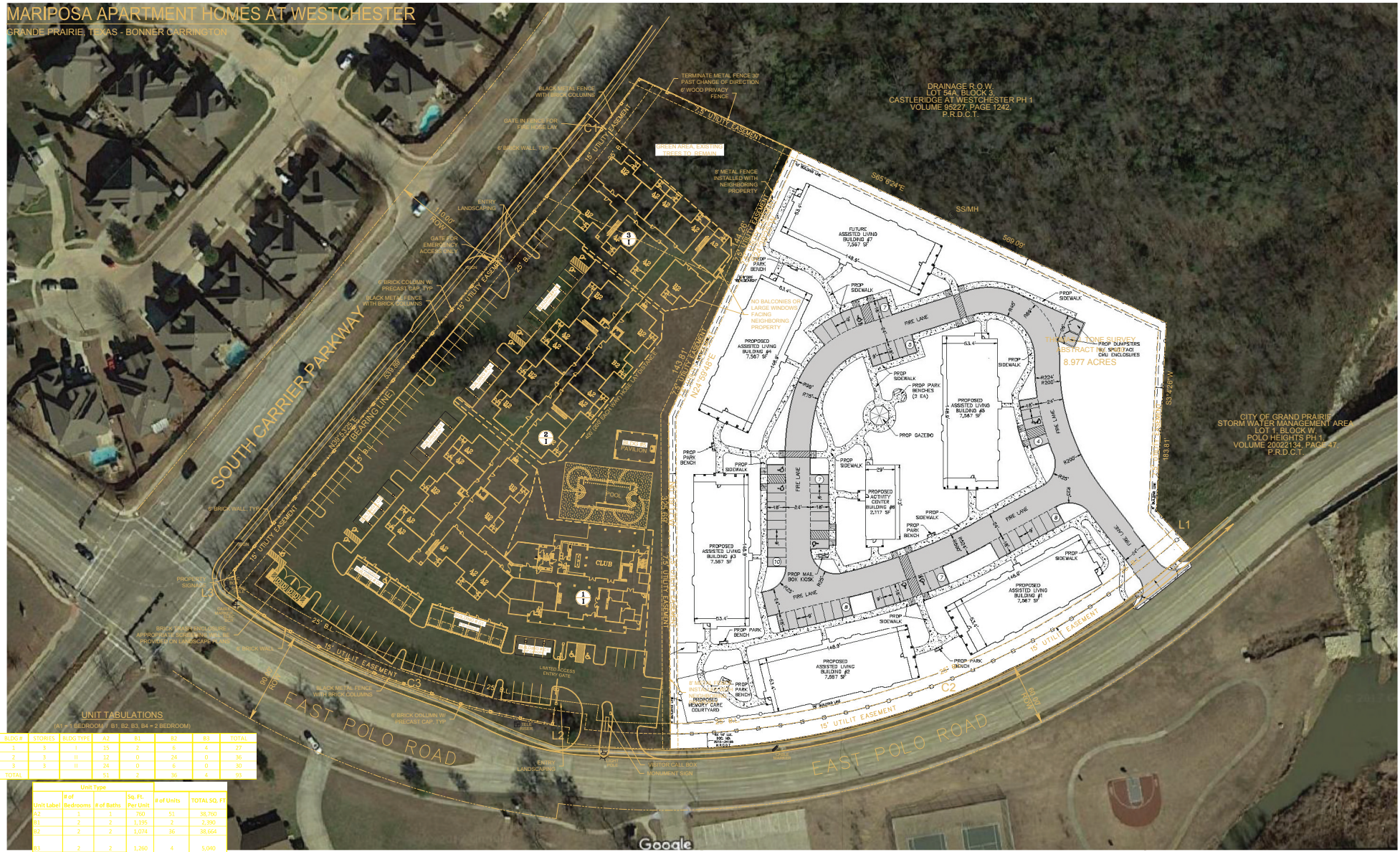
Pursuant to the June 28, 2018 Westchester HOA Conference Call and July 2, 2018 P&Z Meeting:

- 1) Screening of Trash Enclosures
- 2) Plan to save trees based on final site plan and tree survey
- 3) Building Corner Design at South Carrier and East Polo
- 4) Corner Wall / Signage / Design
- 5) Provide Amenities List
- 6) Fence Columns located at 30' intervals
- 7) Wrought Iron Fence wraps corner before privacy fence starts
- 8) Change Stucco to Stone on sides facing South Carrier and East Polo



MARIPOSA APARTMENT HOMES AT WESTCHESTER

GRANDE PRAIRIE, TEXAS - BONNER CARRINGTON



UNIT TABULATIONS						
(B1 = 1 BEDROOM, B2, B3, B4 = 2 BEDROOM)						
BLDG #	STORIES	BLDG TYPE	B1	B2	B3	TOTAL
1	3	A2	35	2	6	43
2	3	B1	32	0	24	56
3	3	B1	24	0	6	30
TOTAL			91	2	36	129

Unit Type				
Unit Label	# of Bedrooms	# of Baths	Sq. Ft. Per Unit	TOTAL SQ. FT.
B1	1	1	710	38,790
B2	2	2	1,195	2,390
B3	2	2	1,074	38,664
B4	2	2	1,290	5,040
TOTAL				84,884

PARKING REQUIRED			
UNIT TYPE	QTY	RATIO	SPACES
1BR	51	1.3	66.3
2BR	42	1.3	54.6
TOTAL	93		121

PARKING PROVIDED			
STANDARD	B1	(8HC)	
CARPORT	30	(1 HC)	
GARAGE DETACH	37	(1 HC)	
TOTAL	123	(10 HC)	

KELLY GROSSMAN
ARCHITECTS PLLC

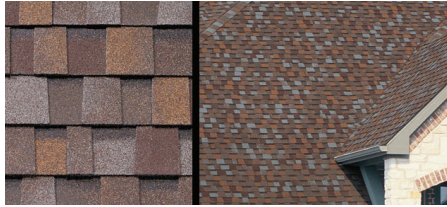
200 NORTH RICHMOND STREET, SUITE 210, AUSTIN, TEXAS 78701, PH: 512.227.1237





BONNER CARRINGTON

EXTERIOR COLOR PALETTE - Colors and Materials



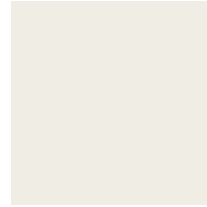
Roof Color -
Mountain Slate, Tamko



Fascia & Railing -
Peppercorn



Hardi Siding 6" -
Keystone Gray



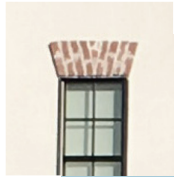
Stucco -
Greek Villa



Stone
Austin Chalk



Concept Brick
Color & Look



CONCEPT ELEVATION - At third floors stucco to be used on site interior elevations and stone on street visible elevations

Sherwin Williams Paint Colors

PRINTED COLORS TO BEST SIMULATE ACTUAL COLORS

 **Teilmann Design, Inc.**
ARCHITECTURE. COMMUNITY. COLOR DESIGN



EXTERIOR COLOR PALETTE - Colors & Materials

CITY CODE COMPLIANCE ELEMENTS

ROOF: 6/12

ESTIMATED WALL MATERIAL PERCENTAGES

BRICK: 60% (code limit for main wall material)

STUCCO: 15% (used on street visible elevations)

STONE: 15% (used on site interior elevations)

HARDI SIDING: 10% (balcony interior walls)

- * All building facades are wrapped in 100% masonry.
- * Any wall surface paint colors are in the neutral area.

GRAND PRAIRIE RESIDENTIAL CODE

2. The use of a single texture, color, or material from the above list may comprise up to sixty percent (60%) of a building face between terminating corners. The remainder must consist of at least two other contrasting colors, textures, or materials.
5. Up to twenty percent (20%) of each building face may utilize non-neutral colors. The remainder of the building face shall utilize neutral colors, including earth tones.
7. In any development that includes multi-family residential or mixed use, every building with residential use shall display the same level of architecture, materials, and detailing on all sides of the building. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, shall be used to articulate facades and sidewall elevations. An exception to this requirement may be considered in cases where a building face abuts a protected area, including designated FFMA floodway.
1. All buildings shall have the minimum percentage, as indicated in Table W-A, Table W-B, and Table W-C, of their total exterior walls constructed of masonry materials. Any building façade directly visible from a public right-of-way shall be constructed of 100% masonry unless otherwise specified.
 - B. The following building materials are considered masonry:
 - i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;
 - ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire
 - iii. Fiber Cement Siding (as defined in the most recently adopted Building Code).





EXTERIOR SITE ELEMENTS COLOR PALETTE - Colors and Materials

Street Adjacent Community Wall Treatment

Brick Wall Color

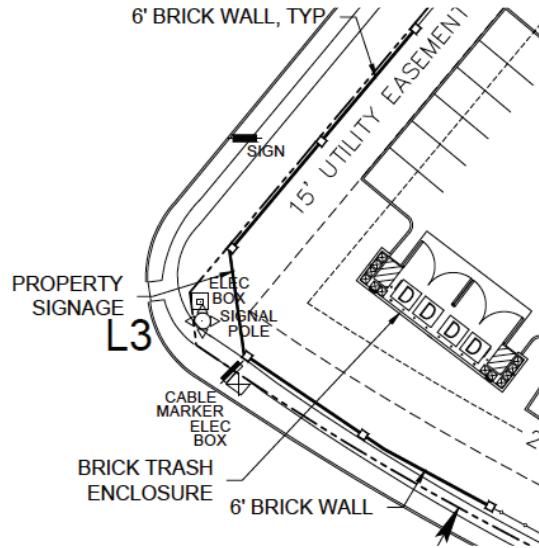


University Velour, ACME
to be used on perimeter wall, pilasters and trash enclosure

Metal Rail Fencing



Tricorn Black SW 6258



Pre-cast Cap at pilasters



Typical Community Light Pole

BONNER CARRINGTON



Types of Possible decorative
on-building site lighting



Community wall enhancement at street corner - sample of possible level of corner treatment with project name incorporated



Mariposa at Westchester Operating Plan

Bonner Carrington Experience

Since 2000, Bonner Carrington has developed over 3,400 mixed-income apartment home units in Texas becoming a premier developer of non-age and age-restricted multi-family communities. Since the inception of the company, Bonner Carrington has also formed Bonner Carrington Construction and Bonner Carrington Property Management creating a full-service enterprise providing multi-family development, construction and, management. Bonner Carrington's Home Office is located in Austin, Texas and employs regional management teams in the Houston, Austin and Dallas/Fort Worth areas. Bonner Carrington is a people matters company that has two measures of success: First, to be profitable, and thus to be sustainable. Second, to develop communities that leave residents, team members, neighborhoods and cities changed for the better.

Mariposa Apartment Homes at Westchester Overview

Mariposa Apartment Homes at Westchester (MWC) will be a 93-unit, age-restricted (55+) apartment home community located at the northwest corner of East Polo Road and South Carrier Parkway near the Westchester community in Grand Prairie, Texas. MWC will be an architecturally attractive, well landscaped, gated community consisting of four (4) elevator served buildings. Mariposa will offer 51 one-bedroom units and 42 two-bedroom units with four different spacious floorplans. Each building will be connected by covered corridors for easy access to all residential units and amenities. Interior amenity areas for residents include a community activity center, a community kitchen for daily get-togethers or special events, state of the art business center, full fitness studio, library with seating and tables, billiards room, movie theatre, laundry facilities and beauty and barber salon. Exterior amenity areas include resort style pool, pavilion with seating and outdoor fans, BBQ grills and picnic areas for gatherings and a spacious dog park with seating area. In addition to the amenity-rich environment, daily activities and events will be held at Mariposa Apartment Homes and will be open to all residents. MWC will not provide meals, medical services or transportation and is geared to serve active, independent adults.

Mariposa Apartment Homes at Westchester Operations and Staffing

Mariposa Apartment Homes at Westchester (MWC) will operate as a mixed-income community by providing 61 affordable units and 32 market-rate units. The affordable units will be available to residents who are at or below 60% of the area median income and market rate units will be available to residents at any income level. The affordable unit rates will be determined by the area median income and the market rate unit rates will be reflective of the current market. See

below exhibit detailing proposed unit mix and rental rates. All prospects will be required to complete an application and meet all eligibility requirements including but not limited to meeting standards of credit history, criminal history, and rental history. The application process and management of all internal compliance related items are managed offsite by the Regional Compliance Team, while all other day-to-day operations will be managed onsite by the Community Manager and Leasing Specialist. Regular and preventative maintenance of the community will be managed by the Maintenance Supervisor and Housekeeper. A maintenance shop will be attached to the Clubhouse and will house all maintenance and housekeeping equipment, and no heavy machinery will be kept onsite. All onsite staff will be employees of Bonner Carrington Property Management. In addition to the onsite staff, MWC will partner with Apartment Life, a faith-based, non-profit organization that is motivated by the belief that every individual is created for community. Apartment Life sends a CARES Team to live onsite and redefine the resident's experience through relationships with a focus on increasing resident retention and satisfaction. The CARES Team will partner with the onsite staff to build community and serve residents by doing things including welcoming new residents, planning monthly social events and CARE-ing for residents in times of need. Hours of operation will be Monday – Friday 8:30 am to 5:30 pm; Saturday 10:00 am – 2:00 pm and closed on Sundays. Hours of operation may be extended during the initial lease-up period.

Proposed Unit Mix

Income Levels Served	% of Total Units	1 Person	2 Person	1bd/1ba Proposed Rent	2bd/2ba Proposed Rent
Market Rate	34%	No Limit	No Limit	\$1,050	\$1,220 - \$1,775
Serving 60% of Area Median Income	31%	\$30,840	\$35,280	\$747	\$900
Serving 50% of Area Median Income	27%	\$25,700	\$29,400	\$613	\$739
Serving 30% of Area Median Income	8%	\$15,420	\$17,640	\$356	\$418