OAKRIDGE NEIGHBORHOOD ASSOCIATION
Monthly Board Meeting Minutes
January 6, 2026, 6:00 P.M.

CALL TO ORDER: 6:00 PM. Call to order by President Yvette Bonavita at the North Garland Library

Attendees: Jackie Reynolds, Vickie Litton, Oliver Harter, Cecile LaBossiere, Joetta Harris, Yvette Bonavita, Katie Fleming, Lee Litton, Sarah Freeman, Mick DeVanney, Emma Stevens, Jillian Henderson, Charles Leonard

Guests: Charles Covey who represents LandVest (virtual), his assistant (in-person) and Forrest Richardson (virtual), golf course architect to provide a preliminary overview of their proposal for the Duck Creek Golf Course redevelopment and to prepare for the larger community meeting scheduled **January 22, 2026 at 6:30 pm at the North Garland Library.**

Yvette welcomed everyone, introduced Mr. Covey, and reminded everyone that the meeting was recorded and asked for no interruptions.

New Business:

Developer Presentation (LandVest) – Presentation was twenty-five (25) minutes.

High-Level Proposal Overview

- LandVest is proposing a **major redevelopment** of Duck Creek Golf Course, including:
  - Complete reconstruction of the course (estimated **$10–$12 million** investment).
  - Addition of **mixed-use residential units** to finance the golf course renovation.
  - Creation of **new community amenities**: trails, shared-use areas, playgrounds, dog parks, and enhanced green space.

Current Condition of the Golf Course

- The course is in "significantly poor shape," including issues with:
  - Creek erosion
  - Fairways, tee boxes, bridges
  - Infrastructure deterioration
- LandVest cited that Duck Creek appears on YouTube as "**worst golf course in America**."

Golf Course Redesign (Forrest Richardson, Architect)

Proposed Golf Layout

- Transition from **18 holes → 9 regulation holes**, with:
  - **Thirteen greens**, allowing alternate layouts
  - Ability to play "18 holes" by using different greens and routing options
  - A "bonus" 10th hole for casual play
- Expanded practice facilities: **larger driving range, putting green, short-game area**
- Goal is to:
  - Increase distance between homes and play areas
  - Restore the Duck Creek habitat
  - Reduce ball-to-home conflicts
  - Create more open space and park-like views

Market & Feasibility

- National Golf Foundation conducted a study; the 9-hole/alternate-green concept is the **most financially viable** option for long-term sustainability.

Residential / Mixed-Use Component

Purpose of Housing Component

- It is necessary to generate funding to rebuild the course.
- LandVest stated that **feasible financing does not exist for "golf-only" redevelopment.**

Housing Type

- Two- and three-bedroom units (Build-to-Rent model).
- Developer asserts:
  - They build **high-end units**, not Section 8 housing.
  - The City of Garland would **not permit Section 8 conversion**.
  - Expected resident income levels would be like or higher than current neighborhood demographics.

Traffic Impact

- Residents expressed concern: 400 units could generate **800–1,200 cars**.
- LandVest claims actual traffic would be "less than half" that estimate.
- City will require a **traffic impact study**, and signal/flow adjustments will be made if needed.

Zoning & City Process

Zoning Changes

- Current zoning allows **single-family residential**.
- LandVest says building single-family across the entire course:
    - Would eliminate the course entirely
    - Is not financially viable
- To retain golf, the developer needs **variances**:
    - Concentrated housing in targeted areas
    - Preserved open space for the course and community amenities

City Requirements

- City will not move forward without community input.
- LandVest has held a feasibility meeting with the city; no detailed materials are available yet.
- No final site plans, lot lines, or architectural elevations currently exist.

Questions from ONA Board & Residents

Section 8 Housing Concerns

- Developer reiterated:
    - They do not build Section 8 housing.
    - City would not permit it.

Traffic Concerns

- Developer estimates significantly fewer cars than residents suggested.
- Traffic study will be mandatory.

Developer History

- Projects in **Burleson**, **Blue Ridge**, and **Houston**.
- Some approved, some still in entitlement stages.
- **No completed subdivisions** yet by LandVest.

Compensation for Residents Losing Golf Course Views

- Residents asked whether homeowners losing their course frontage would be **financially compensated**.
- Developer stated:
    - A "benefits package" is being prepared.
    - Details will be shared at the community meeting.
    - Acknowledged this group will feel the most impact and require special consideration.

Why Not Just Renovate the Course Without Housing?

- Developer stated:
    - They explored investor-based financing.
    - Current market conditions make standalone golf reinvestment impossible.
    - Housing is required to fund the rebuild.

Next Steps

Community Meeting

- **January 22, 6:30 PM — North Garland Library**
- LandVest will present:
    - Full design deck
    - Detailed golf course plans
    - Preliminary housing layout
    - Creek restoration concepts
    - Feasibility findings
    - Proposed homeowner "benefits package"

Communication

- Developer will email meeting details to ONA (contact: Yvette) for distribution.

Presentation Conclusion

LandVest thanked the board for the time and emphasized the importance of community participation at January 22, 2026.

ONA Board Discussion:

LandVest Development Project

- The Board meeting continued with discussion regarding the presentation questioning some of Mr. Covey's statements about the development and LandVest's other development projects and his other business entities and lawsuits.
- The golf course has not been purchased yet.
- Residents can stop the project by voting against the rezoning proposal.
- Be cognizant of all city meeting and all residents attend.
- Mobilize residents by offering rides to any resident who needs transportation and or offer the resident the petition to sign so that the resident's voice is heard.
- The city can be contacted to get dates when a meeting is scheduled involving LandVest's development and post it on the ONA website as well as our Facebook page.
- A vote was taken -- all Board/District Directors/At Large Committees voted a **NO** for the LandVest development project.
- Strategies for showing strong opposition to this proposed development were discussed.
- Discussion on what steps should be taken for the opposition

- Yvette mentioned the fact that we must have an organized, active resident group that opposes this project and not just the ONA Board.
- Slogan: **SAVE OUR NEIGHBORHOOD!**
- Cecile relayed information about the five zone districts within the Duck Creek Golf Course.

Vote on Interim ONA President

- Yvette wanted to remind everyone that their home has been planned to be on the market. As soon as their home sells, they will be moving.
- Her term for Presidency will end June 1, 2026, but she may have to resign prior to that date. It was agreed that the Board would not address an Interim ONA President until Yvette has a contract on her home.

- She also discussed the research on Garland Forward she did one on the city's affordable living rating discovering that Garland is the fourth most affordable city to live in.

Vote to Approve Nominating Committee

- Motion made by Vickie Litton to approve Joan Nichols as Director of the Nominating Committee and agree on anyone that Joan chooses to serve on the Nominating Committee.
- Board Approved the Motion.
- Position open: President, Vice President, District Director for 3, 4, 5, Communications, Environmental.

Upcoming Events

- **Saturday, January 10, 2026, at 10:00 am --**removal / tear-down of neighborhood decorations
- Lee and Vickie Litton will pick up the Holiday Decorating Contest Signs when this meeting is adjourned and deliver to Jill Henderson to use for posting the notification about the Community Meeting, Thursday, January 22, 2026.

No formal motion was made to adjourn the meeting. The meeting ended at 7:10 pm

Next Board Meeting:
Date: February 3, 2026
Time: 6:00 pm
Location: North Garland Library