

HOW TO SAVE OAKRIDGE GREEN



Align as a neighborhood | Explore Options | Define next steps together

Goal for Tonight

Review the options available when rezoning is denied and, as a group, start forming a rough plan for what we want to pursue next with the land.

Agenda for Tonight

Where We Are Today

Paths Forward for Oakridge

Staying Engaged and Vigilant

WHERE WE ARE TODAY

400+ Attendees and 600+ Petition Signatures



What we learned from the meeting

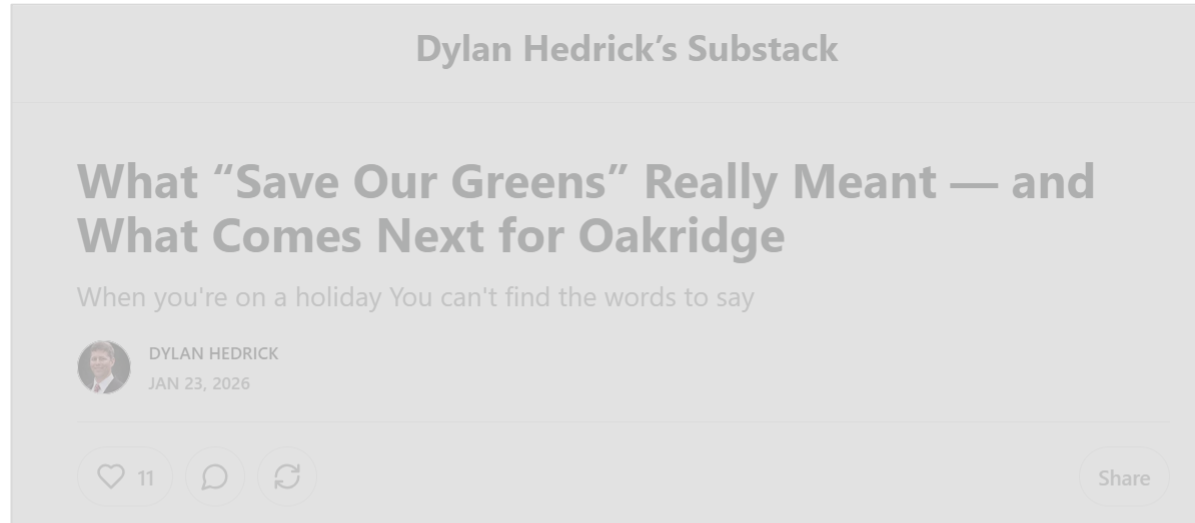


Ken Arimitsu

AVISON
YOUNG

“If the rezoning is not approved, then the contract for LandVest to purchase Duck Creek golf course is void.”

As a result of those efforts...



I do not support this development in its current form.

The message in the room was unmistakable.

Signs, shirts, and sayings all carried the same phrase:
"Save Our Greens."

I took that message to mean something very clear:
"Save our green space, not necessarily our putting greens."

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OAKRIDGE
GREEN**

As a result of those efforts...



Ott, Councilman Christopher
To You

5:21 PM



Ms Weiss,

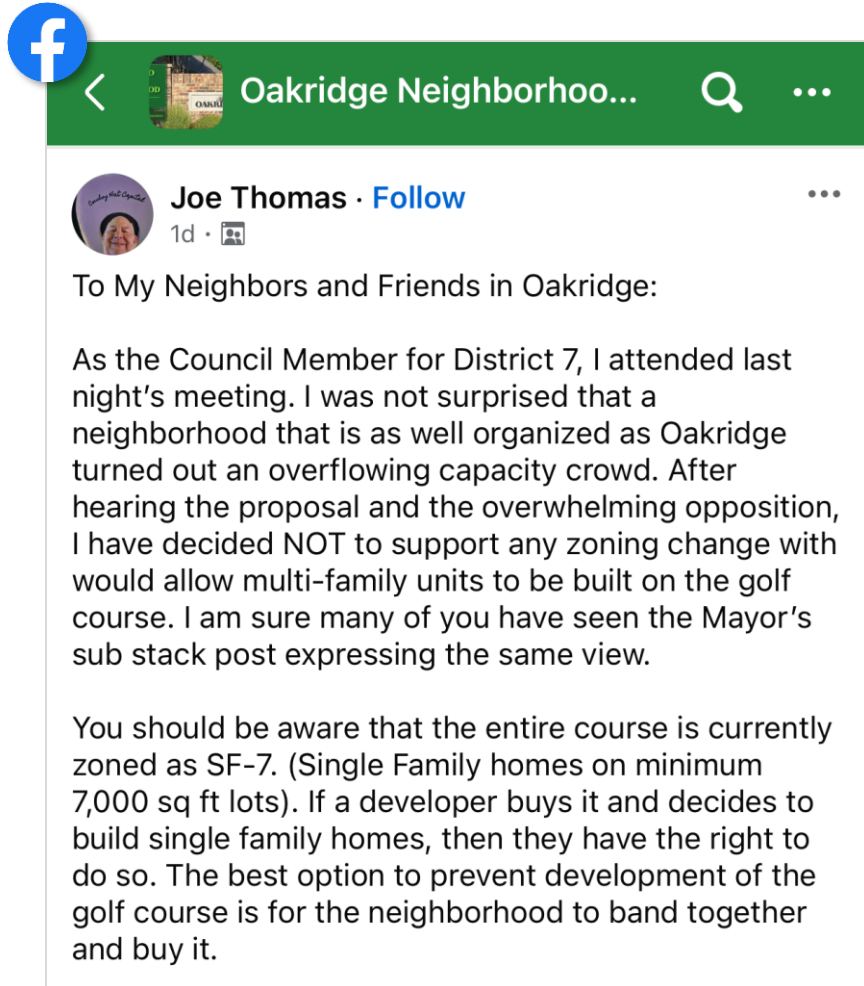
Thank you for your thoughtful email. I share your concerns and frustrations. It is obvious that the proposed plan is completely out of character for the neighborhood and I will not support it. I'm certain that your Council member Joe Thomas is in agreement with me on this matter. There will be neighborhood changes in the future, but this needs to be something that finds the correct balance. Public amenities, incumbent homeowners experience and current land owners rights need to be considered carefully. This is merely a beginning and I'm confident we'll get where we need to be. Thank you again and best regards from District 8.

Chris Ott - Councilmember
Garland's District 8

“There will be neighborhood changes in the future...”

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As a result of those efforts...



“The best option to prevent development of the golf course is for **the neighborhood** to **band together and buy it.**”

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WHERE WE GO FROM HERE

Options for controlling our own destiny

1

**Homeowners
Association
(HOA)**

2

Save
Oakridge
Green
LLC

3

Public
Improvement
District
(PID)

Option 1: Homeowners Association

- Under this option, Oakridge residents would form a formal (mandatory) Homeowners Association to purchase and own the golf course land. The HOA would be responsible for maintaining the property, paying taxes and insurance, and managing usage.
- Funding would come from HOA dues, special assessments, or fundraising efforts among participating homeowners. Governance would be handled by an elected board, with rules and responsibilities defined through bylaws and covenants.
- This model keeps ownership and control entirely within the neighborhood.

Case Study: SpringPark in Garland

- Community-managed open space operated through a 501(c)(4) nonprofit
- In 1997, the clubhouse, pool, and grounds were in significant disrepair
- The HOA raised \$350,000 and purchased the land outright with cash
- Today, the property is fully funded through:
 - Mandatory HOA dues of approximately \$1,400 per home per year
 - Revenue from clubhouse rentals and a tennis program open to the public
- SpringPark includes approximately 865 homes
- The community amenities are well-maintained and financially sustainable



Case Study: Pinnacle HOA Cedar Creek, TX

HOA Acquires The Pinnacle GC Assets

By Brandi Shaffer | September 1, 2016



The Pinnacle Home Owner's Association has purchased the Mabank, Texas club's assets, growing the membership from 275 to 385 overnight. The facility includes a refurbished clubhouse, pool, 24-hour fitness center, semi-private 18-hole golf course, a women's club, and a non-denominational church.



“As a 15-year resident, we now feel the investment in our home will be secure and that Pinnacle will remain a first-class community.”

- Bruce Walter

Option 1: Homeowners Association

Pros

- Full local control by Oakridge residents
- Clear governance structure familiar to most homeowners
- Costs are spread across a large number of homeowners
- Flexibility in how land is used and maintained
- Strong alignment with neighborhood interests

Cons

- Ongoing dues or assessments may be unpopular
- Enforcement and collections can create neighborhood tension
- Mandatory HOA would need to be created which requires mass community approval

1

Homeowners
Association
(HOA)

2

**Save
Oakridge
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Option 2: Save Oakridge Green LLC

- Save Oakridge Green LLC is a proposed community-owned limited liability company designed to acquire and protect the golf course land through shared ownership.
- Homeowners in Oakridge could purchase units in the LLC. Each unit represents one vote. Funds raised would be used to purchase the land, pay property taxes, insurance, and maintenance, and invest in improvements.
- The LLC would be governed democratically by its unit holders, with decisions made by majority vote. Ownership is tied to residency in Oakridge, helping ensure the land remains controlled by the community.

Option 2: Save Oakridge Green LLC

Community Ownership Model

Purpose

- Purchase and protect Oakridge green space
- Target purchase price: \$2,000,000 (DCAD appraised value)
- Community-owned and democratically governed

How Ownership Works

- 400 total units (based on \$2M purchase)
- \$5,000 per unit
- One unit = one vote
- Ownership limited to Oakridge homeowners

Governance

- Majority vote for major decisions
- Owners vote on budget, improvements, and land use

Option 2: Save Oakridge Green LLC

Maintenance & Expenses

- Annual budget covers taxes, insurance, and upkeep
- Owners contribute proportionally based on ownership
- Budget increases require majority approval

Benefits of Ownership

- Direct voting power
- Influence over improvements and land use
- Potential priority access for certain uses (e.g., events)

Exit Structure

- LLC buys back units at \$5,000 when homeowner sells
- Optional early exit with \$3,000 fee per unit

Option 2: Save Oakridge Green LLC

Pros

- Strong community control and democratic governance
- Voluntary participation rather than mandatory assessments
- Clear financial structure with defined cost caps
- Ownership tied to Oakridge homeowners
- Flexibility to generate revenue to offset expenses
- Scales based on community interest and funding

Cons

- Requires significant upfront capital from residents
- Participation may be limited to those who can afford units
- More complex legal and administrative setup
- Long-term success depends on sustained community engagement
- Requires strong transparency and trust among owners

1

Homeowners
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(HOA)

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**Public
Improvement
District
(PID)**

Option 3: Public Improvement District (PID)

- Public Improvement Districts (PIDs) in Texas are defined, geographic areas created under Chapter 372 of the Texas Local Government Code where property owners pay special assessments to fund, build, or maintain specific public improvements, such as infrastructure, landscaping, or enhanced security.
- PIDs, often used by cities and counties to spur development, allow for amenities beyond standard municipal services—like walking trails, art, fountains, or extra lighting—funded by those within the district.

Option 3: Public Improvement District (PID)

- A Public Improvement District (PID) is a financing mechanism authorized by the City of Garland that allows property owners within a defined area to fund public improvements through a dedicated assessment.
- Under this option, the City of Garland could partner with Oakridge residents to help acquire and preserve this approximately 153 acres of land as permanent open space.
 - Property owners within the PID would pay an annual assessment, collected by the County along with other property taxes, to fund acquisition, maintenance, and improvements.
 - The land would typically remain publicly owned or controlled, with long-term use restricted to open space or park purposes. The use of public funds requires that the park be open to the public.
- This approach relies on City involvement, approval by City Council, and majority support from affected property owners.

Option 3: Public Improvement District (PID)

Key Aspects of Texas PIDs:

- **Funding:** PIDs are financed through assessments based on fixed per-lot assessments, typically appearing on annual property tax bills, but they are separate from standard property taxes.

Estimated Taxes (2025 Certified Values)

	City	School	County	College	Hospital	Special District
Taxing Jurisdiction	GARLAND	GARLAND ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.689746	\$1.1709	\$0.2155	\$0.106575	\$0.212	N/A

Option 3: Public Improvement District (PID)

The Financial & Legal Framework of PID Bonds

This infographic breaks down the structural requirements for PID bond implementation, highlighting the balance between high financing costs, investor security reserves, and the legal complexities of Texas homestead protections and lien subordination.

FINANCIAL STRUCTURE & COSTS



7.5% to 10% Initial Financing Costs

These costs are taken from the par amount, reducing net proceeds for improvements.



Mandatory One-Year Debt Reserve

A reserve equal to one year of debt service is required to satisfy investors.



0.50% Delinquency Buffer

Bonds include this interest rate cushion to account for late or non-payment risks.

Estimated Annual Cost	
	PID Administration \$60,000
	Ongoing Maintenance \$250,000

LEGAL RISKS & ASSESSMENT MODEL



Fixed Per-Lot Assessment Structure

Homeowners pay a set annual amount regardless of fluctuations in property market value.



Texas Homestead Protections

Owner-occupied homes face heightened legal scrutiny regarding foreclosure and lien enforcement actions.



Subordinate Lien Priority

PID liens are subordinate to property taxes, which increases overall financing costs.

Option 3: Public Improvement District (PID)

- To form a Public Improvement District (PID) in Texas, a petition must be signed by owners representing more than **50% of the appraised value** of taxable property liable for assessment AND either more than **50% of all record property owners** or owners of more than 50% of the land area.
- A PID attorney will need to be retained to verify details of this type of proposal.
 - The City can recommend attorneys that specialize in this process.

Option 3: Public Improvement District (PID)

**What would the annual property tax amount be if this option is taken?
IT DEPENDS ON HOW MUCH WE WANT TO SPEND.**

Issuance Amount	Financing Cost	Debt Service Reserve	Net Amount Available for Projects	Annual Debt Service	Average Fixed Assessment on 1,166 Homes			
					Capital	Administration	Maintenance	Total
\$ 10,000,000	\$ 750,000	\$ 765,774	\$ 8,484,226	\$765,774.42	656.75	51.46	214.41	922.62
\$ 20,000,000	\$ 1,500,000	\$ 1,531,548	\$ 16,968,452	\$1,531,548.84	1,313.51	51.46	214.41	1,579.37
\$ 30,000,000	\$ 2,250,000	\$ 2,297,323	\$ 25,452,677	\$2,297,323.27	1,970.26	51.46	214.41	2,236.13
\$ 40,000,000	\$ 3,000,000	\$ 3,063,097	\$ 33,936,903	\$3,063,097.69	2,627.01	51.46	214.41	2,892.88

Median taxable home value is \$356,991 (1,166 homes*)

*Home count per the ONA website

Option 3: Public Improvement District (PID)

Pros

- Permanent protection of green space
- Long-term maintenance funding through PID assessments
- Can be renewed indefinitely
- Costs spread across a broad base of property owners
- City oversight adds durability and credibility
- Reduces volunteer and governance burden on residents

Cons

- Upfront land acquisition is the biggest challenge
- City would need to front purchase funds and be repaid over time, typically 30 years
- Requires City Council approval and political alignment
- Mandatory assessments for all properties in the district

Contact information:

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Email



Facebook



Instagram



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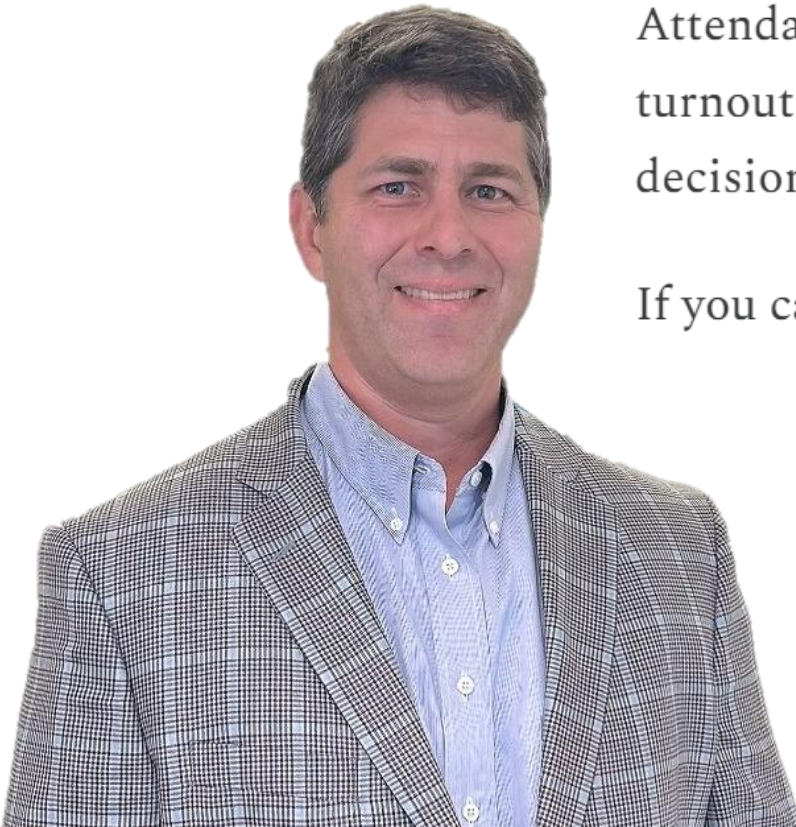
NEXT STEPS

Phase 1: Ongoing Vigilance

But this is not the end. If the developer plans to move forward, there will be an official public hearing rather than this informational session.

Attendance matters. Public comment matters. Emails matter. Petitions matter. The turnout at the initial meeting sent a message — but the formal process is where decisions are made.

If you care about Oakridge, you cannot assume others will carry the message for you.



Scan for
Dylan's
Article



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Phase 1: Ongoing Vigilance

www.garlandtx.gov/801/Meeting-Agendas-and-Minutes

The screenshot displays the Garland, TX Meeting Agendas and Minutes portal. On the left is a dark green sidebar with a search bar and several navigation links. The main content area includes a breadcrumb trail, a title, a descriptive paragraph, a calendar for February 2026, a welcome message, and filters for event categories and search. A 'SUBSCRIPTIONS' button with a bell icon is circled in red in the upper right of the main content area. At the bottom right, there is a Google Translate button and an accessibility icon.

Sidebar Navigation:

- Search...
- Meeting Agendas and Minutes
- Mayor
- City Charter & Code of Ordinances
- Conflict of Interest Forms & Instructions
- 2025 State of the City Address

Breadcrumb: Home › City Services › City Council › Meeting Agendas and Minutes

Meeting Agendas and Minutes

City Council and Plan Commission meetings are broadcast on CGTV and via [livestreaming and on-demand](#). CGTV is available on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99.

Calendar: February 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Welcome to Garland, TX's Agenda and Minutes portal. To find a meeting please use the calendar widget or the following list of events. Scroll up to populate past meetings and scroll down

[READ MORE](#)

Event Categories: Type or select an event category to filter...

Search: Search all conte

[Enable Google Translate](#)

SUBSCRIPTIONS

Phase 2: Once rezoning is denied

Homeowners Association

- Maximum neighborhood-level control
- Familiar governance structure for homeowners
- HOA responsible for all maintenance, taxes, and insurance
- Requires ongoing dues or special assessments
- New HOA structure would require near-unanimous homeowner agreement

Save Oakridge Green LLC

- Fastest and most flexible path to community ownership
- Voluntary participation with clear ownership and voting rights
- Requires significant upfront capital from participating homeowners
- Ongoing costs shared proportionally by owners
- Long-term success depends on strong governance and sustained engagement

Public Improvement District

- Best long-term solution for permanent green space protection
- Designed to fund ongoing maintenance and operations in perpetuity
- City-administered with oversight and durability
- Requires City Council approval and political alignment
- Biggest challenge is upfront land acquisition with at least 50.1% of homeowners signing petition

THANK YOU.

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