

Summary:

The proposed Zac's Ridge development is a retreat and conference center available for use primarily by non-profit organizations in the Dallas-Fort Worth metroplex. It provides one large structure with a catering service area, dining and conference facilities, a second smaller building for additional conference space and a group of cabins to be used for lodging.

There are not a large number of retreat centers available in the DFW metroplex today, and those there are are generally privately owned by a certain church or expensive and focused on corporate clients. There is a need for a retreat center that is attractive and affordable for non-profits, or for small corporate clients that are looking for a less expensive meeting center alternative.

The location at 1770 Robinson Road is ideally situated, central to the DFW metroplex and easily accessed from a major highway. The landscape of the lot, heavily wooded and sloping down to the Trinity watershed, creates a beautiful, secluded location perfect for use as a retreat center. The fact that only about half of the acreage is outside of the floodplain doesn't matter at all, since we intend to keep much of the property undeveloped.

Layout:

The property will have two meeting rooms, each 2,000 square feet, in two separate buildings. One of the buildings will also have a catering service area and a dining area. Both buildings will have restroom facilities.

There will be ten cabins on the property. One of the cabins is intended for permanent use by a caretaker, so that there is always someone of authority on the property. The other nine cabins will be available for overnight and weekend stays for people attending events at the facilities. These cabins will each be set up with 8 double beds and two full baths. They will include a microwave and refrigerator. An outdoor barbeque grill will be available for personal use by people staying in the cabins.

Use:

The primary user of the development will be a non-profit organization called Zac's Ridge which offers weekend programs to individuals, families and children focused on personal development. Zac's Ridge has been in business for seven years and is owned and run by Gretna Carey, Dennis Winkler and Pennie Winkler. Gretna, Pennie and Dennis operate the programs with the help of volunteers. The programs take place in the conference facilities, with 20-50 trainees and 30-40 volunteers. All of the trainees and a portion of the volunteers stay on site in the cabins Friday and Saturday nights during the program. Food will be catered for breakfast, lunch and dinner.

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