

Garland, Texas

©Dallas/Fort Worth Suburban Newspapers, Inc.

Retirement center gets OK

By STEFANIE ASIN
Daily News Staff

To capitalize on an aging population, developer Terry Moore proposes to build a 146-room retirement community on the northwest corner of Arapaho and Jupiter roads on the Garland boundary.

Last week the Richardson Plan Commission approved a recommendation to provide a special use permit for the area now zoned retail.

According to Monica Willard, zoning administrator, the area proposed for the construction would not be useful for retail anyway. The five acres is located behind a bank with no frontage, she said.

A demographic study reveals at least 28,000 people, 65 or older, live within a 5-mile radius of the site,

The facility is designed to provide country club living for senior citizens who are still active and self-sufficient.

Moore said.

"There is a total demand for it," he said.

If the Richardson City Council approves the commissioner's recommendation, Moore's company, Mer-Gar American Development, will begin constructing "The Colonial Manor Retirement Community."

Amid a flurry of questions from

curious commissioners on Tuesday, Moore said the facility is designed to provide "country club living" for senior citizens who are active and self-sufficient.

According to Moore, the facility will provide separate apartments for the residents, all meals, courtyards, swimming pool, running track, beauty parlor, and even transportation to doctors' offices, shopping malls and other recreational activities.

"I know this will be successful," he said, adding that the retirement community is geared toward older people who are tired of house upkeep, bills, cooking and being alone.

The monthly rent at the Manor will range from \$850-\$1,200. The cost will include meals, security,

See STUDY, Page 2

Page 2

GARLAND DAILY NEWS

Tuesday, July 26, 1988

Study reveals housing needs

Continued from Page 1

health insurance, entertainment, utilities and other provisions, he said.

Most of the questions posed at the Plan Commission's meeting focused on Moore's designation of a retirement home management company. Because Moore has no previous experience with retirement homes, a contract with a management company is required by his lenders and the commissioners,

Moore said. He has yet to choose one.

Commissioner Carole Wilson said if the facility were geared to residents who make life commitments to the residence, she would have hesitated to approve the plan without a previously designated management company. But because Moore's proposal includes monthly living arrangements, Wilson is not worried.

Moore said the retirement home will provide 30 jobs for the Richardson area.