

The Flower Mound Messenger

District's Growth Could Surpass Lakeside with Investments

By Cécile Satin
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Denton Creek Business District has had little development, but Flower Mound officials are confident that is about to change.

Plans to install water, sewer and road networks and updated design concepts will prepare the district to profit from growth along Interstate 35W, possibly enough to compete with its more established east-side counterpart, the Lakeside Business District, town officials say.

“Our town leaders have recognized this area as having great potential and the growth in the I-35 corridor only strengthens our commitment to that area,” town spokesman Michael Ryan said.

Denton Creek's current infrastructure can't support the types of developments that the town hopes to land. There are virtually no water and sewer services available, and only the two-lane Cross Timbers Road gives access to the district's few residential streets.

But, Ryan said, a plan to service the district within two years promises to support homes and businesses at major intersections along Cross Timbers, as outlined in the recently proposed changes to the town's Master Plan.

“I am very excited ... for mixed-use in Denton Creek ... None of these [developments] will be below the standards,” Mayor Jody Smith said. “They will be high-end retail and commercial developments, well-planned and well-coordinated to live, work and play.”

And, Smith said, they would target empty-nesters and young professionals.

Land near the interstate highway and railroad tracks could host big business and light industry, which includes hotels, offices, corporate campuses and even a regional hospital or university campus.

“The hospital or attracting a university has been one of my personal dreams,” Smith said. “They don’t bring much tax revenue but they bring medical facilities and would offer education to the west end, and Denton and Tarrant counties, which would be very positive for Flower Mound.”

Denton Creek proposals, aimed at creating self-sustaining groupings of mixed-use developments to attract residents from nearby towns, are similar to those for Lakeside. However, booming growth along the highways in northern Tarrant and southwestern Denton counties may cause the west-side district to flourish faster.

“Because of 35W and how fast Fort Worth is stretching, it will be a community in itself and something to be proud of,” Smith said. “It may even go faster than Lakeside.”

Lakeside was established in the 1990s, but the economic recession after Sept. 11, 2001, stifled its growth, Ryan said.

Both districts are hoped to insulate the town’s tax base from the threat of a decline in the housing market. Property taxes make up 54 percent of Flower Mound’s operating budget this year.

“The goal for Denton Creek is to create a business district that will complement Lakeside and the town as a whole with quality development,” Ryan said. “The objective is to balance the tax base with commercial development.”