

# Firm Hired to Make Over Lakeside District

## *New Plans Could Include Homes, Business in Village-Style Mix*

By Cecile Satin, Staff Writer

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Flower Mound has hired a consulting firm to mix up the Lakeside Business District.

The town has tapped Gateway Planning Group to design a village-style center of homes and businesses for a 163-acre area in the southwest corner of the 1,500-acre Lakeside district.

The district currently calls for commercial buildings only. In December, a committee charged with revising the town's master plan recommended developing the 163-acre area, called Lakeside DFW, in similar fashion to Southlake Town Square, a 130-acre pedestrian area that mixes shops, restaurants, and offices with town homes in downtown Southlake.

A 460,000 square-foot hotel that broke ground in February and that will contain 64 top-floor condos is expected to anchor the Lakeside DFW makeover.

"The one thing that excites me is that when the hotel was announced, the constituency embraced it," Mayor Jody Smith said. "I think it will be the same here... We will come out with a fantastic plan for Lakeside DFW that will be good for Flower Mound, its economic development and for our constituents, who will be able to live, work, play, and shop in Flower Mound."

Gateway Planning Group in October will present plans and development standards aimed at making Lakeside DFW a "highly desirable destination," said Doug Powell, the town's director of development. The town will pay the Fort Worth firm \$163,000 and earmark another \$7,000 for other expenses.

The firm works with cities and developers to "facilitate growth and redevelopment into mixed-use pedestrian friendly neighborhoods," according to its Web site, [www.gatewayplanning.com](http://www.gatewayplanning.com). Last year, the firm drew up plans for Roanoke's downtown that call for a setting similar to the tourist attractions in Fredericksburg and Marble Falls. It has done projects for other cities in North Texas and the Austin area.

Flower Mound officials have appointed 10-member committee to guide the firm in evaluating development opportunities. The committee includes Councilman Jeff Tasker, three members of other town committees, three town residents, a developer and two officials of the developer Lakeside DFW Group.

The stakeholders group was established to provide specific resources and somewhat of a local flavor to the consultant." Councilman Paul Stone said. "They have an interest in what is going on. When you look at the structure, they are not the usual recommending body to the town council. They are more like a focus group."

The committee, said member Todd Schreiber, has a good knowledge of the town and the development experience to help the firm understand the community's expectations.

"The stakeholders will be there to provide background information, but it will be up to the consultant to answer the question [of] whether mixed-use would be a better use than campus-commercial," Schreiber said.

The committee is expected to meet within the next couple of weeks, Powell said.