

## Flower Mound may add homes in business park

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Flower Mound town leaders are looking at mixing things up at its highly restrictive Lakeside Business District.

The town wants to hire a consulting firm to evaluate the situation and collected the last round of vendor bids March 27, said Doug Powell, executive director of development services for the town. The strategic shift came late last year when a committee selected to steer the town's masterplan update called for more of a village-type setting near Lake Grapevine.

The 1,500-acre business district, which extends to the northeast side of the lake, calls for commercial, industrial and office uses.

"If you look at a graph of Flower Mound over the last several years, there's been a sharp decrease in residential construction," said Russell Webb of Dallas' Stream Realty Partners LP. "It certainly wouldn't hurt to see that tick up a little bit on having more residential put in."

Webb has marketed office and retail projects near the district's boundaries.

Ted Wilson, principal at **Residential Strategies Inc.**, says new home development in Flower Mound has primarily shifted to large 1- to 2-acre lots, instead of multifamily or smaller single-family homes.

"You really haven't seen much townhome activity," he said. "Bringing that type of concept to Flower Mound and Lakeside probably should be well received."

Dallas-based Residential Strategies provides market research and consulting services to the homebuilding industry.

Wilson said proximity to work centers within Lakeside Business District make it a viable residential site, much the same way the area south of Vista Ridge Mall in Lewisville has developed a large multifamily base over the past few years.

"Increasingly, we're seeing consumers that really don't want to have the long drive times, who are willing to sacrifice backyards for a higher density type of living setting," Wilson said.

In its final report to Flower Mound's town council late last year, the masterplan steering committee referred to the Lakeside Business District as an area of special interest that affords an opportunity for extremely high quality development.

The committee recommended mixed-use elements, such as a village component and multi-story lakefront residential space.