



Lakeside Resort gets long-awaited push

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The only lingering concern regarding the Lakeside Resort and Residences for the Flower Mound Town Council on Monday was the height of the condominium.

But, not even that was enough to stall the Lakeside Business District's first big phase that had sat idle since last spring.

The council unanimously approved an amendment request to allow residential use within a hotel development or mixed use development.

It also voted to amend a planned development district to add multi-family as an allowable use on an area equivalent to the footprint of one 18-story luxury condo with up to 65 for-sale residential units within the site.

The original master plan requirement didn't allow for a residential development within the Lakeside Business District.

The council also approved a request to amend a partnership agreement with Hines Interests Limited Partnership for incentives for the economic development of Flower Mound and the Lakeside Business District.

That sets in motion a project that has been in the works for nine years.

Council members heard a presentation from Travis Overall, vice president of Hines, owner of the 9-acre property. Members said while 18 stories isn't the preferred height for the condominiums, the project is just what Lakeside needs.

"I'm not crazy about the 18 stories," said deputy mayor pro tem Joel Lindsey. "But, this area is unique for campus commercial. I think to have a nice, enduring campus commercial area, we need a combination of short and tall buildings. Based on the drawings and having it a mile away from the residences, I think it will help limit the impact."

Lindsey added the value he saw of having a taller building in terms of appeal.

"You have to get up to three or four stories in this area in order to see the lake," Lindsey said. "So any building that's between one and four stories, you don't see the lake. And, without the lake access, it's just another piece of property in my opinion."

Overall, who showed a slide presentation that illustrated a height comparison between a radio tower and the proposed condominium height, said he's confident height won't be an issue once the project is complete.

"That's why we showed the picture from Lakewood Estates next to the tower," Overall said. "People will realize that it (the condominium tower) isn't that tall and that it's within the proper scale of the area."

The plan is a change from the original concept presented to the town.

With the new plan, there will still be an 18-story residential tower as in the previous plan. But, instead of another 18-story tower for the hotel, there will be a seven- and nine-story stair stepping hotel with a two-story conference building. The hotel is set to have 280 rooms.

Other changes from the original plan include the spa and fitness center being moved from the residential tower to the hotel and the outdoor pool being moved to the center of the lazy river, putting it at equal distance from the hotel and the condominium.

Also, the rooftop terrace restaurant feature has been expanded to include a full-service kitchen with an indoor and outdoor bar.

The project will have two phases. Phase I will be the hotel, which has already begun the design process. A site plan has already been submitted to the town's planning department. Overall said the hope is construction will begin in June or July for the hotel.