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Lakeside Committee Proposes New Mixed-use Ordinance

By Stephanie A. Miller
Staff Writer

The Lakeside Initiative Committee has drafted a proposed mixed-use ordinance for Flower Mound after months of work.

At the recommendation of the town's Master Plan Update Steering Committee, the 12-member committee of consultants, residents and town officials, stakeholders and developers, was appointed by the Flower Mound Town Council to develop a mixed-use ordinance for the town.

The proposed mixed-use land category is "intended to allow for creative development and flexible opportunities with a mix of development types (retail, office, hospitality, residential)," according to the 31-page proposal.

Scott Polikov, president of Gateway Planning Group, was hired by the town to assist the Lakeside-DFW stakeholders' effort to draft the new category land use ordinance. The mixed-use "village" concept for the development near Grapevine Lake has been in development since September 2007.

The new mixed-use ordinance proposal serves two purposes – as a master plan amendment permitting mixed-use developments, and as a new zoning district, referred to as the Flower Mound Mixed-Use Zoning District (MUZD), to implement the mixed-use category. Some details in the master plan amendment outline overall character and design, scale and context and land use mixture of mixed use developments. This proposed ordinance could be utilized any where in Flower Mound, if the master plan land use designation is amended to allow for mixed-use, Polikov said.

"There's a lot in here and it's going to take a lot to digest," developer and stakeholder James Ziegler said of the proposal. "In general, I think we're there. It's got enough flexibility for someone to walk in and use it."

Ziegler, like other stakeholders, agreed that the Town Council and the town's Planning & Zoning Commission will need a working knowledge of the proposed ordinance.

"You're basically taking a lot of different development types and compressing them," he said. "Somebody has to study that and understand that to get a feel," Ziegler explained.

The committee is expecting to present the mixed-use ordinance proposal at a future town council work session.

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