



[Comments](#) 0 | [Recommend](#)  1

Amenities are part of Lantana's master plan

Day care, golf course, pools, fitness center and trails are built into Lantana

06:13 PM CDT on Friday, March 28, 2008

By MARY JACOBS / Special Contributor to The Dallas Morning News

When her daughter was born nine months ago, Shannon Kivlehan didn't worry about finding day care. Developers figured that out before Lantana was built, when they set aside space for a child care facility.

"It's convenient, and it's right next door to the elementary school she'll attend when she's older," said Ms. Kivlehan, who moved to Lantana from McKinney two years ago.

Schools and day care are among the features that residents say drew them to Lantana, a master-planned community of about 6,200 in an unincorporated area of Denton County. The community's golf course, trails and other recreation were all part of the plan when the developer, Republic Property Group, broke ground in 2000.

More than 1,900 homes have sold so far in Lantana, and sales remain strong despite the housing downturn, says Teresa Grawe, Republic's vice president of marketing.

Lantana's capacity is 4,000 homes, and Republic anticipates completion in five to seven years.

Lantana is south of Denton and north of Lewisville, but resident Julia Thomas says that many Lantana residents do what her husband does: work from an office at home and drive to Dallas/Fort Worth International Airport – about 17 miles southeast – for business travel.

"We're close to the airport, but not right on top of it," she said. A few residents make the commute to downtown Dallas, about 35 miles away.

"I fell in love with Lantana because it reminded me of Austin," said Ms. Kivlehan. Developers describe the community's architecture as "Texas Hill Country-inspired" and tout the native Texas landscaping.

"Lantana is divided into villages, and each has a distinctive look," said Ms. Kivlehan. Lantana's 22 neighborhoods feature homes by 15 builders; new homes available now range from the \$170s to more

than \$1 million.

Residents pay monthly community association fees of about \$120 to \$150 per household; fees cover many benefits including access to pools, trails and a fitness center – and front lawn care.

"You know how every neighborhood has at least one guy who never mows his lawn?" said Ms. Thomas. "You don't have that in Lantana. When you drive through, everything looks nice."

For those who might equate Lantana's polish with suburban isolation, residents are quick to point out that the community has its own intranet and a menu of communitywide events and activities, including free concerts Friday nights in May, book clubs, dinner groups and bunco groups. And many take advantage of the Lantana Golf Club and fitness center.

businessnews@dallasnews.com

LANTANA AT A GLANCE

History: Republic Property Group acquired more than 1,700 acres known as Rayzor Ranch in southern Denton County in 1999 and broke ground in March 2000. The first residents moved in on July 31, 2001, and the Lantana Golf Club opened June 2002.

2007 home sales*: \$145,000 to \$849,000

Shopping: The Shops at Highland Village, Vista Ridge Mall, Grapevine Mills Mall

Schools: Denton ISD

2007 crime: no murders, no rapes, no robberies, 3 aggravated assaults, 13 burglaries, 27 larceny thefts, 1 motor vehicle theft

More information:

www.LantanaTexas.com

*Reported sales prices of homes listed through MLS