



Mixed-use possible solution for Denton Creek District

By Linda Taylor

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Note: This is the third in a four part series about the findings and recommendations of the Flower Mound Master Plan Update Steering Committee

The third major area of interest for the Flower Mound Master Plan Update Steering Committee was the Denton Creek Portion of the town. This is another area where the committee saw mixed-use as a solution to some of the problems regarding development in this part of the town.

"The Denton Creek area is a portion of the town which has had little development, primarily due to the lack of infrastructure," said Doug Powell, executive director for development services for Flower Mound. "With the improvements planned to be in place within the next couple of years, the plan for this area was reviewed to ensure that the vision did not need to be changed before the impending development takes place."

According to Powell the current development standards for the Denton Creek District contains a mixture of uses, but it does not specifically allow mixed-use development. Because of its size and location, the committee determined that the area lends itself to mixed-use developments as an option; the committee also looked at what types of large-scale uses would be appropriate for the area.

"The committee considered several options when reviewing the challenges that face the Denton Creek District, including allowing for mixed use developments," Powell said. "Recognizing the unique opportunity with the pending infrastructure improvements, the steering committee thoroughly examined Denton. Based on that, a number of general approaches were identified."

Currently, the Denton Creek District contains office or medium density residential, light industrial, retail, estate density residential and mixed-use designations. The four options regarding the Denton Creek District, as identified by the steering committee were:

- Take no action — the land use designations would remain as established in the 2001 master plan. Development would be either under current zoning, pursuant to a master plan and zoning amendment or not at all.
- Take no action but allow for residential clustering — the land use designations would remain as established in the 2001 master plan but would allow clustering to be used by developers to help deal with the area's natural topography.
- Mixed use — land use designations would be established as a vertical mix of commercial and residential uses within the same building with various numbers of stories and various building heights considered.
- Addition of western section of the Cross Timbers Conservation Development District — several committee members made multiple visits to the area and determined that this area is not comprised of the same natural elements found in the CTCDD. An addition of the western section of this area would act as a buffer between the Denton Creek District and other uses allowed in the CTCDD.

"The committee is recommending changing the land use plan to allow for mixed use development in selected area as an option," Powell said. "In addition, they believe that the area is suitable for a regional hospital and related medical offices. The committee has also proposed adding language that specifies a desire to have hospital and medical facilities located in the Denton Creek District."

The definition for the regional campus commercial land use designation would read: Large scale uses serving a regional market, and suitable for location easily accessible from an interstate freeway, such as: regional hospital with supporting medical offices and congregate care facilities, corporate offices, office parks, hotels and resorts, retail, entertainment, restaurants and similar uses. These uses should be developed in large-scale planned campus settings.

The underlined portion of the definition indicates the addition of language that would specifically allow medical facilities.

"The committee is also recommending that the land use map be changed to show light industrial uses adjacent to the railroad and to provide a retail corridor along Cross Timbers Road," Powell said. "The industrial change will provide a buffer to the residential areas to the west and matched the land uses contained in Specific Planned Area 8. The retail along Cross Timbers Road will provide a better entrance to the town versus the existing industrial land use designation. "

The committee has also recommended that the far western section of the CTCDD be placed in the Denton Creek District with mixed use and estate residential land uses.