



New Mixed-Use Facility Coming to Area

By Cécile Satin
Staff Writer

Jockeying for tax money, the town of Flower Mound will soon have an 11.13 acre mixed-use development directly facing the Shops at Highland Village development.

Flower Mound council members recently approved a change to the master plan, allowing developers move forward with plans and eliminating the tree preservation requirement for the development.

Five buildings, comprising nearly 90,500 square feet of retail space, are planned for the Plaza of the Oaks development which is located at the southeast corner of Chinn Chapel Road and Justin Road, according to the concept plans.

The surrounding retail developments along Justin Road and Farm-to-Market Road 2499, including the Shops at Highland Village and the Marketplace at Highland Village, totals more than 2 million square feet.

Only one building in the new development will be two stories and include offices, retail and restaurants. The other four will be one story retail structures, including restaurants, shops and a bank.

The architectural style will be Spanish colonial, said Pat Fox, with Tulsa-based firm Pat Fox Architects.

"What we tried to do here is create a village, break it up in many ways with towers and drives through the buildings," Fox said.

There are a total of 114 trees on site, and developer Kirk Hermansen with Chin Chapel LTD said they plan to remove 89 trees, including 15 that are damaged, dead or diseased.

While the Master Plan called for the preservation of those trees, council members unanimously agreed to eliminate the requirement after the developer agreed to build around the four specimen trees on site and plant 18 10-inch trees and 96 3-inch trees.

"I am pleased with what I am seeing here," Councilwoman Laurie Long said. "With regards to the tree preservation, there is a one to one preservation of the canopy. That says a lot of what this development is about."

Councilman Tim Trotter said that this site was not listed as an urban forest in the Master Plan, which lessened the tree preservation requirements. The urban forest designation, loosely defined in the Master Plan, sparked some heated debate when United Supermarkets presented an application to build a Market Street on an urban forest site and was denied by council.

"The difference with the Market Street property is that it has an urban forest designation," Trotter said. "This is something you can't build on. If they had this designation, it would have been different. But here only certain trees have to be protected."

The developer agreed to replace trees with 10-inch caliber trees should existing trees die within a year. The town usually only requires a three-inch caliber tree.

"I fully support this project," Trotter said. "They are going above and beyond what their terms requires them to do...It is going to bring in a higher quality retail choice for Flower Mound. It will have the vision of a Highland Park setting. It is a completely different style...nothing like what we have in town."

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