



## Mixed use ordinance becomes reality

**By Chris Roark, Staff Writer**

(Created: Tuesday, October 7, 2008 7:29 PM CDT)

---

The Flower Mound Town Council approved two items Monday that paves the way for mixed-use development in designated areas.

The council approved a request to amend the master plan to allow mixed use development and to create architectural standards that apply to mixed use development.

The council also approved a request to amend the land development regulations by creating the Mixed Use District.

The purpose of the ordinance is to implement the town's mixed use policy and provide guidance in regard to space, context and transition to result in quality development. It also aims to let the developer provide standards to a piece of property.

"This puts additional tools in your toolbox," former council member Paul Stone said to the council. "In the beginning, I was concerned. But, the way it's developed ... it stands three public hearings. More control than that, I can't ask for. From input from the stakeholders and the community ... it's a good opportunity to map out our development code, our master plan and other things we need to tweak every once in a while. Times have changed from 1985 to 1994, to 2001, and it's 2008. It's time to change."

The mixed use land category would pertain to developments in the mixed use district but wouldn't be the same for each development.

"My concern throughout this whole process has been the balance between control and flexibility or creativity," said Deputy Mayor Pro Tem Joel Lindsey, "and making sure we find the right balance. And, I think this ordinance does that. I like the idea of having flexibility in the ordinance. I think sometimes the town is so black and white that we often think we can get a better product if we weren't so black and white. I think we can sometimes take creativity off the table, and the ordinance changes that. At the same time, it allows us enough control to where we can be sure we don't have a string of high rise buildings along the way. It allows the town and neighbors to weigh in on what type of product we get."

The mixed use steering committee, which consisted of town council members, P&Z commissioners, developers and neighborhood representatives, spearheaded the efforts.

The committee identified 16 principles in which to center the concept of mixed use. From that, the committee, with help from town staff and a consulting firm, produced a master plan for the Lakeside D/FW area within the Lakeside Business District that would help set the framework for mixed use development around town.

Some of the plan's points include general district standards, a schedule of uses, development standards and design standards.

Also at Monday's meeting, the council unanimously approved a site plan for Presbyterian Hospital of Flower Mound, which will be the first facility constructed at The River Walk at Central Park.

The hospital, which will be located on a 12-acre site near the intersection of Long Prairie Road and Windsor Drive, is expected to provide 100 beds, an emergency department and a wide range of medical services, including services for women and children.

The hospital is expected to provide between 500 and 600 jobs by its third year of operation.

Groundbreaking for the hospital is set for 3 p.m. today at Chappelle de Fleurs, located at 2701 Corporate Drive.

---