



# Town of Flower Mound Economic Development

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The Town of Flower  
Mound, Texas



June 2013

Dear Molly,

Thank you for signing up for the Flower Mound Economic Development E-Town Bulletin. This electronic newsletter delivers up-to-date information regarding economic development activity. Additional information can also be obtained from the [Economic Development division website](#). Your feedback is important to us. If you have any questions or comments, please call 972.874.6044.

## Economic Development Activity Report

### New Businesses (May 2013, Certificates of Occupancy):

Business Name	Street No	Street Name	Suite/Unit
Complete Interior Solutions	4401	Long Prairie Road	400
DFW Insurance of North TX	1001	Cross Timbers Road	2110
Maid Pro of Flower Mound	500	Flower Mound Road	106
Rencon Services, Inc	2651	Sagebrush Drive	100
Riverchase Financial Planning, LLC	3419	Cross Timbers Road	105
The Settle Firm, Inc	3360	Long Prairie Road	200

### Commercial Permits (May 2013, sorted by square footage):

Project Name	Street Number	Address	Square Footage	Type	Sub-Type
Marcus HS - 9th Grade Center	5707	Morris Road	182,405	Commercial	New
Flower Mound HS - 9th Grade Center	3411	Peters Colony Road	114,239	Commercial	New
Flower Mound HS - Arena	3411	Peters Colony Road	71,121	Commercial	New
Dick's Sporting Goods (remodel)	5801	Long Prairie Road	45,195	Finish Out	Remodel no CO
Rainier Medical	2560	Central Park	27,450	Shell	New

Town Hall  
 2121 Cross Timbers  
 Flower Mound, Texas  
 75028  
 972.874.6000

Monday - Friday  
 8:00 a.m. to 5:00 p.m.



Call to submit service requests, report code enforcement violations, identify community beautification issues, or obtain information about Town of Flower Mound services.

**FMTV**

Grande 12  
 Verizon 42  
 Time Warner 16

**Helpful Telephone Numbers**

Animal Services  
 972.874.6390

Code Enforcement  
 972.874.6340

Emergency  
 9-1-1

Fire Department  
 972.874.6270

Investments		Drive			
Town of Flower Mound - O & M Facility	201	Spinks Road	24,060	Commercial	New
Flower Mound HS - Indoor Facility	3411	Peters Colony Road	19,202	Commercial	New
Famous Footwear	6101	Long Prairie Road, Suite 400	10,217	Finish Out	Remodel no CO
Intellectual Property Illustrators	4031	Kirkpatrick Lane	7,539	Commercial	New
Flower Mound HS - Concession Building	3400	Peters Colony Road	4,665	Commercial	New
7-Eleven Store	3700	Long Prairie Road	3,353	Finish Out	Remodel with CO
Flower Mound HS - Batting Cages	3400	Peters Colony Road	3,158	Commercial	New
Rocky Top Therapy Center - Counseling Building	10600	Dunham Road	2,800	Finish Out	Remodel with CO
Complete Interior Solutions	4401	Long Prairie Road, Suite 400	2,357	Finish Out	Remodel no CO
Global Neuro - Diagnostics	2670	Firewheel Drive, Suite B	2,260	Finish Out	Remodel with CO
Flower Mound HS - Softball Batting Cages	3400	Peters Colony Road	2,232	Commercial	New
Prestige Family Dentistry	4251	Cross Timbers Road, Suite 100	2,056	Finish Out	New
Diva Nail & Spa	4251	Cross Timbers Road, Suite 130	2,000	Finish Out	New
Palio's Pizza Café	4151	Cross Timbers Road, Suite 100	2,000	Finish Out	New
Ivie & Associates, Inc	601	Silveron Boulevard, Suite 150	1,874	Finish Out	Remodel
Ralph R Parker, M D	4370	Medical Arts Drive, Suite 200	1,526	Finish Out	New
Rocky Top Therapy Center - Admin Building	10600	Dunham Road	891	Finish Out	Remodel with CO
Christian Community Action Donation Center	900	Lakeside Parkway	612	Finish Out	Remodel with CO
Flower Mound HS - Softball Field	3400	Peters Colony Road	N/A	Commercial	New

Library  
972.874.6200

Municipal Court  
972.874.3370

Parks and Recreation  
972.874.6300

Police Department  
972.539.0525

Utility Billing  
972.874.6010

### Your 2013-2014 Town Council

Tom Hayden, Mayor  
[mayor@flower-mound.com](mailto:mayor@flower-mound.com)

Mike Walker, Place 1  
[place1@flower-mound.com](mailto:place1@flower-mound.com)

Bryan Webb, Deputy Mayor  
Pro Tem, Place 2  
[place2@flower-mound.com](mailto:place2@flower-mound.com)

Mark Wise, Place 3  
[place3@flower-mound.com](mailto:place3@flower-mound.com)

Steve Dixon, Mayor Pro  
Tem, Place 4  
[place4@flower-mound.com](mailto:place4@flower-mound.com)

Jean Levenick, Place 5  
[place5@flower-mound.com](mailto:place5@flower-mound.com)

To contact the Mayor and  
all Town Council  
Members, please e-mail  
[mayor/towncouncil@flower-mound.com](mailto:mayor/towncouncil@flower-mound.com).

Town Council and  
Planning and Zoning  
Commission meeting  
agendas, action agendas  
(voting record) and  
minutes are available by  
clicking [here](#).

Active Residential and

Flower Mound HS - Baseball Field	3400	Peters Colony Road	N/A	Commercial	New
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## Development News/Projects

The Planning and Zoning Commission approved a site plan for **Dunkin Donuts** at the June 10 meeting. The property is located at 2705 Flower Mound Road. Plans call for a 2,077 square-foot building with a drive-through facility. Dunkin Donuts is the 50th most requested restaurant on the 2011 Citizen Restaurant/Retail Preference Survey.

New Projects: To review the planning case log featuring active development projects, please [click here](#).

## Construction Spotlight



### Hollymead Cantex Continuing Care Center 4101 Long Prairie Road

Hollymead Cantex Continuing Care Center is currently under construction as part of Flower Mound's expanding medical corridor. Hollymead, part of the Cantex Continuing Care Network, will be a skilled nursing facility that provides transitional care, in- and out- patient rehabilitation programs, chronic disease management, home health care, and hospice services. Hollymead will be a one-story, 64,179-square-foot facility with 104 units, of which 96 will be private rooms. Eleven rooms will have access to a patio. Amenities include an electric bed, TV and kitchen area in every room as well as large discipline-specific rehabilitation areas. According to officials, the \$12 million project will bring approximately 100 new jobs to the community. The anticipated opening date for Hollymead Cantex Continuing Care Center is March 1, 2014. For more information, visit [www.cantexcc.com](http://www.cantexcc.com).

## In The News

Tax Abatement Agreement with Lakeside DFW

Commercial Development  
Case Logs are available  
by clicking [here](#).

Join Our Mailing List!

The Town Council approved a tax abatement agreement for the commercial portion of the Lakeside DFW mixed-use project at the June 17 meeting. The 10-year agreement provides fee waivers and reductions as well as real and personal property tax abatement, which will assist the developer in recruiting top-quality retailers and restaurants to the development. The incentive package is more aggressive on the front-end to encourage development to begin quickly.

### **FM2499 Construction to Begin this Year**

The Texas Department of Transportation (TxDOT) has negotiated a nearly \$90 million contract with NorthGate Constructors, the contractor for the DFW Connector Project, to reconstruct FM2499 from the Town of Flower Mound into the City of Grapevine. The FM2499 portion of the DFW Connector Project was removed from the project's scope in 2009 due to lack of funding. However, NorthGate and TxDOT were able to negotiate a plan to rebuild the main lanes of FM2499, the northbound FM2499 frontage road and the bridges over Denton Creek in Flower Mound as well as reconstruction of the Stars and Stripes Way and Grapevine Mills Boulevard intersections. The FM2499 construction is currently in the design phase. Right-of-way acquisition and utility relocations will begin later this year with construction tentatively set to be completed in 2017. For more information about the DFW Connector project, visit [www.dfwconnector.com](http://www.dfwconnector.com) or call the toll-free hotline at 877-411-4212.

## **From the Economic Development Office**

### **Twelve Stones to Open in Flower Mound**

Chef and owner David Burdick, a Flower Mound resident, will bring a new restaurant concept to the Pines of Flower Mound shopping center at FM3040 and Gerault Road. Twelve Stones



will offer modern interpretations of American comfort food as well as a full-service bar and handcrafted cocktails. For more information about Twelve Stones and future grand opening details, log on to the [Twelve Stones Facebook page](#).

### **Firehouse Subs Coming to Flower Mound**



**FOUNDED BY FIREMEN™**

A commercial permit was filed by Firehouse Subs on June 4 to occupy 6100 Long Prairie Road, Suite 150 within the Highlands Ranch shopping center at the southeast corner of FM2499 and FM407.

Firehouse Subs is a fast casual restaurant chain that specializes in

hot subs.

### **Retail/Restaurant Survey**

The Economic Development department will conduct a resident retail/restaurant preference survey throughout the month of August. Residents will have the opportunity to provide feedback on retailers and restaurants they would like to see in Flower Mound. This survey is a great recruitment tool for the Town. Look for more information to follow.

### **Economic Development Forum**

The Town's Economic Development office in partnership with the Flower Mound Chamber of Commerce hosted the monthly Economic Development Forum on June 26



in the Town Council Chambers. Real estate brokers and developers attended to hear from featured speaker Bret Pedigo with Manna Land, developer of Canyon Falls. Bret provided an overview of the Canyon Falls development, which is a 1,242-acre master-planned community within the Denton Creek District, located in western Flower Mound, Northlake, and Argyle.

## **Calendar Highlights**

### **Independence Fest 2013**

*July 4, 2013*

On Thursday, July 4, the Town of Flower Mound will host a day-long festival celebrating our nation's freedom. Headlined by Rick Springfield, Independence Fest 2013 promises to be the Town's biggest celebration ever. For more information about the event, including an entertainment schedule, visit the [event website](#).



### **2013 NTCAR Commercial Real Estate Expo**

*August 28, 2013*

The Town of Flower Mound will host a booth at the 29th Annual North Texas Commercial Association of Realtors (NTCAR) Commercial Real Estate Expo at the Downtown Dallas Sheraton on August 28. The expo is a half-day convention that attracts real estate professionals from across the state. Representatives from



the Town's Economic Development office will network with commercial real estate professionals, discover latest products, and gather new information from around the market area.

## Labor Market Update

### Unemployment Rate

	Flower Mound	Denton County	Texas	U.S.
May 2013	5.1%	5.6%	6.5%	7.3%
May 2012	5.8%	6.0%	6.8%	7.9%

Source: Texas Workforce Commission

## Flower Mound Commercial Sites

For information on available commercial property in Flower Mound, customized search options are available from the [Economic Development division website](#). If you have a Flower Mound commercial listing and you don't have it listed with Xceligent, contact Krystle Nelinson in the Economic Development office at (972) 874-6044 or [krystle.nelinson@flower-mound.com](mailto:krystle.nelinson@flower-mound.com) for more information on how to get your property listed. The Economic Development office uses Xceligent to generate custom site reports for prospects.

[Forward email](#)



Try it FREE today.

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Town of Flower Mound | 2121 Cross Timbers Road | Flower Mound | TX | 75028

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