



# Town of Flower Mound Economic Development

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The Town of Flower Mound, Texas



May 2014

## Greetings!

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 (April 2014, Certificates of Occupancy):

Business Name	Street No	Street Name	Suite/Unit
Apex Relax	1900	Long Prairie Road	Suite 125
Associates of Ear, Nose and Throat Surgery	4401	Long Prairie Road	Suite 100
Chambers Petroleum Corporation	2800	Corporate Drive	Suite 203
Clarity Toxicology	3204	Long Prairie Road	Suite A-3
Cryo Clinic	2608	Long Prairie Road	Suite 202
GrandLux Nail Salon	3750	Long Prairie Road	Suite 130
Guiding Compass Counseling	4320	Windsor Centre Trail	Suite 600
Mission Select Insurance	3204	Long Prairie Road	Suite C
PAC - Bridge Merchandise, Inc.	3121	Cross Timbers Road	Suite 300
Primary Residential Mortgage	2800	Corporate Drive	Suite 200
Prodigy Toxicology	3204	Long Prairie	Suite A-2

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

		Road	
Trio Craft Coffee	2628	Long Prairie Road	Suite 103
Village Donuts	2021	Justin Road	Suite 236

**Commercial Permits (April 2014, sorted by square footage):**

Project Name	Street Number	Address	Square Footage	Type	Sub-Type
Nature's Best	101	Enterprise Drive	462,400	Finish Out	Remodel no CO
DFW Airport North Distribution Center	1900	Lakeside Parkway	401,600	Shell	New
Town of Flower Mound Senior Center	2701	West Windsor Drive	23,159	Commercial	New
Cook Childrens Medical	4001	Long Prairie Road, Suite 140	4,807	Finish Out	New
America's Best Contacts & Eyeglasses	5801	Long Prairie Road, Building 3, Suite 360	4,806	Finish Out	Remodel with CO
United Dermatology Association	2560	Central Park Avenue, Suite 395	3,072	Finish Out	New
GrandLux Nail Salon	3651	Justin Road, Suite 120	2,800	Finish Out	New
Smashburger	3651	Justin Road, Suite 140	2,200	Finish Out	New
Salata Restaurant	5851	Long Prairie Road, Building 1, Suite 102	2,187	Finish Out	Remodel with CO
Jets Pizza	2001	Cross Timbers Road, Suite 105	1,500	Finish Out	Remodel with CO
Cryo Clinic, LLC	2608	Long Prairie Road,	375	Finish Out	Remodel with CO

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

		Suite 202			
Discount Tire	1901	Justin Road	162	Finish Out	Remodel no CO

## Development News/Projects

The site plan for **Black Walnut Café** was approved at the May 12 Planning & Zoning Commission meeting. The property is generally located west of Long Prairie Road and south of Bob White Lane.

A site plan to develop a medical office building was approved at the May 12 Planning & Zoning Commission meeting. The 8,000-square-foot **Flower Mound Dialysis Center** will be generally located north of Rippy Road and west of Long Prairie Road.

A site plan to develop a warehouse/distribution building was approved at the May 12 Planning & Zoning Commission meeting. **Lakeside Ridge, Building C** is generally located south of Lakeside Parkway and west of Gerault Road. The 102,000 square-foot building is the third being developed by Crow Holdings.

An application for site plan was submitted on April 28 by **Texas Health Presbyterian Hospital Flower Mound**. The request is to develop a building addition to the hospital located at 4400 Long Prairie Road.

An application for site plan was submitted on April 28 to develop **Highlands Plaza, Phase III**, generally located east of Chinn Chapel Road and south of Justin Road. The retail center is already home to Academy Sports & Outdoors, Smashburger, ModMarket, and the Town's second location of Jersey Mike's.

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

## In The News

### Canyon Falls Recognized by *Dallas Business Journal* as Single-Family/Planned Community Deal of the Year

Canyon Falls, a 1,200-acre master-planned community spanning three jurisdictions (Flower Mound, Northlake and Argyle), was recently named the winner of the *Dallas Business Journal* 22nd Annual Best Real Estate Deals of the Year in the "Single-Family/Planned Community Deal" category. Under development by Wheelock Communities, Canyon Falls is a master-planned community located between U.S. 377 and I-35W, north of FM 1171. Nine homebuilders will offer homes that range from 1,600 to 4,600 square feet from the \$300s to the \$600s. The master plan also includes a community clubhouse, resort-style pool, sports fields and playgrounds.

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

Join Our Mailing List!

## From the Economic Development Office

### Updated Profiles and Maps Available

The updated version of the Flower Mound Economic Development Profile ([available online here](#)) and updated aerial maps are now available. Pick up your copies at Town Hall (2121 Cross Timbers Road) or contact the Economic Development office at (972) 874-6044 or [econdev@flower-mound.com](mailto:econdev@flower-mound.com) to have copies mailed to you.

### Flower Mound Represented at 2014 ICSC ReCon

Town Manager Jimmy Stathatos and Director of Economic Development Mark Wood attended the 2014 International Council of Shopping Centers (ICSC) retail real estate convention and trade expo in Las Vegas May 18-20. Attended by over 32,000 retail real estate professionals and more than 1,000 exhibitors, the convention provided the opportunity to speak with potential retailers and promote Flower Mound for new location opportunities.

### May 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 May 28 in Town Council Chambers. Guest speaker Debbie Sharp, Vice President

of Institutional Advancement at North Central Texas College addressed a crowd of more than 35 developers, real estate brokers, utility providers, Chamber of Commerce members and other attendees.

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## Calendar Highlights

### Independence Fest 2014

*July 4, 2014*

Celebrate our nation's freedom at Independence Fest, July 4, 2014, presented by Market Street! Headlined by KANSAS, which celebrated its 40th year as a band last year, Independence Fest 2014 will continue to build on the success of previous years to be a great day of celebration,



and as always, admission and parking are FREE. Our full day of activities begins with our annual Children's Parade at the LISD School Administration Building, 1800 Timber Creek Road, and concludes with a fantastic fireworks finale at around 9:50 p.m. that follows the free concert featuring KANSAS at Bakersfield Park. Independence Fest 2014 will also host performances by other musical groups including Back in Black and Breaking Southwest; plus a vintage car show presented by Time Machine Car Shows, a showcase of our local businesses, food and drinks for the whole family, and a completely FREE Kid's Zone complete with bounce houses, face painting, and more. For more information, visit [the festival website](#).

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## Labor Market Update

### Unemployment Rate

	Flower Mound	Denton County	Texas	U.S.
April 2014	3.8%	4.3%	4.7%	5.9%
April 2013	4.9%	5.3%	6.0%	7.1%

*Source: Texas Workforce Commission*

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## 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.