

Town of Flower Mound Economic Development

August 2014

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The Town of Flower
Mound, Texas



Town Hall
2121 Cross Timbers
Flower Mound, Texas
75028
972.874.6000

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 (June & July 2014, Certificates of Occupancy):

Business Name	Street No	Street Name	Suite/Unit
Northstar Bank of Texas	2881	Cross Timbers Road	
America's Best Contacts & Eyeglasses	5801	Long Prairie Road	Suite 360
Beyond Acupuncture Chinese Medicine	3305	Long Prairie Road	Suite 115
Atoms Labs, LLC	2670	Firewheel Drive	Suite D
Chris's at the Marina	4600	Murrell Park Road	
Dunkin Donuts	2705	Flower Mound Road	
Quest Care	3551	Justin Road	Suite 300
Fix it Fast	3351	Long Prairie Road	
Lone Star Ear, Nose & Throat Care	4320	Windsor Trail	Suite 200
Smashburger	3651	Justin Road	Suite 140
Jersey Mike's Subs	3651	Justin Road	Suite 110
United Dermatology Associates of FM	2560	Central Park Ave.	Suite 395
THR Women's Imaging	2560	Central Park Ave.	Suite 240
The Joint	3750	Long Prairie Road	Suite 110
Aaron M. Vickers DDS, MD, PLLC	651	Cross Timbers Road	Suite 103
Hollywood Feed	3750	Long Prairie Road	Suite 150
Merit Professional Services	1001	Cross Timbers Road	Suite 2070
EarthWise Pets	2311	Cross Timbers Road	Suite 307
Peek's Flooring Co.	5701	Long Prairie Road	Suite 200
Penn Station East Coast Subs	5851	Long Prairie Road	Suite 104
Salata Restaurant	5851	Long Prairie Road	Suite 102
Priceless Caterings	930	Parker Square	
Valdez Integra Insurance	2653	Sagebrush Drive	Suite 230

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

Library
972.874.6200

Municipal Court
972.874.3370

Parks and Recreation
972.874.6300

Police Department
972.539.0525

Goddard School	4051	Cross Timbers Road	
Hollymead Continuing Care Center	4101	Long Prairie Road	
Miller Craft Construction	2811	Justin Road	Suite D

Commercial Permits (June & July 2014):

Project Name	Street Number	Address	Square Footage	Type	Sub-Type
Black Walnut Café	2945	Long Prairie Road	6,651	Commercial	New
Moviehouse & Eatery	951	Long Prairie Road	42,589	Commercial	New
Elan Oaks Assisted Living & Memory Care	3281	Long Prairie Road	73,111	Commercial	New
Mellow Mushroom	2450	Cross Timbers Road, Suite 100	5,373	Finish Out	New
Modmarket	3651	Justin Road, Suite 100	2,332	Finish Out	New
Texas Endodontics	2560	Central Park Avenue, Suite 128	1,679	Finish Out	New
Luna Grill	2500	Cross Timbers Road, Suite 100	2,290	Finish Out	New
Ideal Dental	3651	Justin Road, Suite 130	1,535	Finish Out	New
Lifetime Fitness	3100	Churchill Drive	1,600	Finish Out	New
Fertility Leaders of Texas	4370	Medical Arts Drive, Suite 315	4,186	Finish Out	New
Women's Wellness at Flower Mound	4370	Medical Arts Drive, Suite 380	6,058	Finish Out	New
Keystone Automotive	351	Lakeside Parkway	231,574	Finish Out	New
Glorious Smiles	500	Flower Mound Road, Suite 101	1,753	Finish Out	New
Gator Investments	2311	Cross Timbers Road, Suite 307	1,200	Finish Out	Remodel w/ No CO
Bed Bath & Beyond	6101	Long Prairie Road, Suite 200	29,970	Finish Out	Remodel w/ CO
Wendy's	2120	Long Prairie Road	2,997	Finish Out	Remodel w/ CO
Prime Farm to Table Restaurant	5810	Long Prairie Road, Suite 200	1,947	Finish Out	Remodel w/ CO
Highstone Reflexology	1221	Flower Mound Road, Suite	1,774	Finish Out	Remodel w/ CO

Utility Billing
972.874.6010

Your 2013-2014 Town Council

Tom Hayden, Mayor
mayor@flower-mound.com

Mike Walker, Deputy Mayor
Pro Tem, Place 1
place1@flower-mound.com

Bryan Webb, Place 2
place2@flower-mound.com

Mark Wise, Place 3
place3@flower-mound.com

Steve Dixon, Place 4
place4@flower-mound.com

Jean Levenick, Mayor Pro
Tem, Place 5
place5@flower-mound.com

To contact the Mayor and
all Town Council Members,
please e-mail
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
Commercial Development
Case Logs are available by
clicking [here](#).

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		360			
Sidish Learning, LLC	2608	Flower Mound Road, Suite 116	1,260	Finish Out	Remodel w/ CO
Rohde & Schwarz/ A P Americas	1500	Lakeside Parkway, Suite 100	1,230	Finish Out	Remodel w/ CO
FedEx	2701	Cross Timbers Road, Suite 208	710	Finish Out	Remodel w/ CO
Pay 4 Freight.com	800	Parker Square, Suite 260	3,358	Finish Out	Remodel w/ CO
Renal Ventures Dial	4941	Long Prairie Road	8,002	Shell	New

Development News/Projects

Parkview Commerce Center Considered by Planning & Zoning Commission

On August 25, the Planning & Zoning Commission voted to recommend approval to Town Council a request by EastGroup Properties to rezone the property south of Spinks Road and east of Gerault Road in the Lakeside Business District. This request will allow for three flex buildings totaling over 275,000 square feet, as well as buffer and height variations for one of the buildings. The proposal will now move to the Town Council for consideration on September 2.

Highlands Plaza First Amendment Means Added Investment to Property

On August 18 the Town Council voted to approve a First Amendment to the Chapter 380 Agreement for the Highlands Plaza shopping center located on the southeast corner of Chinn Chapel Road and FM 407. The First Amendment will waive remaining impact fees not currently covered by the incentive agreement for the undeveloped tracts of land within the center. This will allow the developer to enhance the property and attract top quality tenants.

350,000 SF in Additional Commercial Warehouse Space on the Way

The Town Council approved a Chapter 380 and Tax Abatement Agreement at the August 4 Town Council Meeting which will assist Huntington Industrial Partners-Texas, L.L.C. in constructing two additional buildings with approximately 350,000 square feet of leasable commercial warehouse space in the Lakeside Business District, south of Spinks Road, north of Lakeside Parkway, adjacent to Huntington's 400,000 square foot building under construction.

Comprehensive Sign Package Approved for Kroger Center

A Comprehensive Sign Package for the Flower Mound Town Center development, located on the west side of Long Prairie Road and south of Cross Timbers Road, was approved at the August 18 Town Council Meeting. This sign package will allow for two development signs to be placed at the center which includes a Kroger and Kroger fuel station, as is similarly found at other centers of this size throughout town.

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

In The News

Black Walnut Café

Construction on the popular Houston-based upscale restaurant, Black Walnut Café, has officially begun just north of the FM 2499 and Firewheel Drive intersection. The first-of-its-kind premier North Texas location will serve an array of contemporary American dishes in a high-end casual setting. Currently, Black Walnut Café is anticipated to open in the first quarter of 2015.



From the Economic Development Office

Celebrity Chef-Trained Resident to Open Upscale Restaurant

The Town Council approved a Chapter 380 Agreement during the August 18 Town Council Meeting in support of a new restaurant concept called The Table. The incentive agreement will provide a three-year sales tax rebate, not to exceed \$20,000 annually, for the approximately 3,800-square-foot restaurant. Featuring an anticipated 1,200-square-foot patio, The Table will delight customers with upscale, new American cuisine and will be located in the Highlands Plaza shopping center, near Academy, at the southeast corner of Chinn Chapel Road and FM 407.

Town Tax Rate to Decrease to \$0.4390

Strong performance through economic development initiatives is credited as a major reason why the Flower Mound Town Council [adopted a tax rate](#) that is the lowest it has been in 30 years, at \$0.4390. By growing the Town's economy and sales tax base, less burden is required of residents to cover the costs of services and programs. The new property tax rate will go into effect beginning on October 1.

August Economic Development Forum

More than 30 people attended the August Economic Development Forum at Town Hall, where Flower Mound Director of Economic Development Mark Wood presented the latest information regarding current projects in the community. The Forum is a joint effort between the Flower Mound Chamber of Commerce and the Town's Economic Development office and includes guests from various areas of the development and business fields.



Calendar Highlights

NTCAR



August 28, 2014

The Flower Mound Economic Development office attended the North Texas Commercial Association of Realtors and Real Estate Professionals (NTCAR) annual [Commercial Real Estate Expo](#) on August 28 at the Downtown Dallas Sheraton. Attracting more

than 2,000 commercial professionals from around Texas, this Expo is an outstanding way to meet developers and brokers to gain leads for future growth opportunities.

Labor Market Update

Unemployment Rate

	Flower Mound	Denton County	Texas	U.S.
July 2014	4.5%	5.0%	5.6%	6.2%
July 2013	5.5%	5.8%	6.7%	7.7%

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 the Town of Flower Mound Economic Development office at (972) 874-6044 or econdev@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](#)



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