

# Planning & Zoning Commission

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May 11, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at [planning@flowermound.gov](mailto:planning@flowermound.gov) or by calling 972.874.6350 and leaving a message.

## AGENDA

### A. CALL TO ORDER

### B. INVOCATION

### C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

### D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

### E. COORDINATION OF CALENDARS

1. June 8, 2026
2. June 22, 2026

### F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

### G. STAFF/DIRECTOR REPORT

1. Upcoming Meeting Schedule

2. Training Opportunities

**H. CONSENT ITEM(S)**

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of April 13, 2026 - Consider approval of the minutes from April 13, 2026.

**I. REGULAR ITEM(S)**

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town’s development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SSP25-0007 - Solinski Enterprises - Consider a request for a Subdivision Site Plan (SSP25-0007 – Solinski Enterprises) to approve infrastructure for a non-residential subdivision with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town’s Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Spinks Road and west of Gerault Road.
2. MPA26-0001 - Economic Development - Public Hearing to consider an ordinance amending the Master Plan (MPA26-0001 – Economic Development) to amend Section 10.0 – Economic Development Plan, of the Master Plan.

**J. ADJOURN**

**Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.**

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town’s website in compliance with Chapter 551, Texas Government Code on May 5, 2026, by 5:00 p.m.

**LauriAnn Cash, Staff Liaison**

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

# Planning & Zoning Commission

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April 13, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## DRAFT MINUTES

### **A. CALL TO ORDER**

Chair Schultz called the regular meeting to order at 6:30 p.m. with the following members present:

Gregory Schultz, Place 1, Chair  
Jason Hobbs, Place 2, Vice Chair  
Todd Bayuk, Place 3  
Ryan Geddie, Place 4  
Scott Langley, Place 5  
Donald Gilmore, Place 6  
Clare Harris, Place 7  
Michelle Jackson, Place 8 Alternate  
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:

None

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney  
Poornima Kashyap, Planning Manager  
Jersain Castanon, Senior Project Engineer  
Chuck Russell, Principal Planner  
Codie Hay, Planner  
LauriAnn Cash, Staff Liaison

### **B. INVOCATION**

### **C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG**

**D. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

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- Direct comments to the Board/Commission
- State your name and the municipality where you reside

*Names listed below don't necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.*

Speaker name and municipality	Subject (as written on the form)
None	

*\* Indicates person did not wish to speak*

**E. COORDINATION OF CALENDARS**

1. April 27, 2026
2. May 11, 2026

**F. FUTURE AGENDA ITEM(S)**

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

**G. STAFF/DIRECTOR REPORT**

*Chair Schultz called a recess at 6:36 p.m.*

*Chair Schultz called the meeting back to order at 6:44 p.m.*

1. Quarterly Update

## H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of March 9, 2026 - Consider approval of the minutes from March 9, 2026.

**ACTION:** Chair Gilmore moved to approve H.1. as presented in the agenda caption. Commissioner Harris seconded the motion.  
**AYES:** Hobbs, Bayuk, Geddie, Langley, Gilmore, Harris  
**NAYS:** None  
**RESULT:** 6 : 0

2. SSP25-0011 - Town Center West Addition - Consider a request for a Subdivision Site Plan (SSP25-0011 – Town Center West Addition) to approve infrastructure for a non-residential subdivision. The property is generally located south of Cross Timbers Road and west of Churchill Drive.

**ACTION:** Vice-Chair Hobbs moved to approve H.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.  
**AYES:** Hobbs, Bayuk, Geddie, Langley, Gilmore, Harris  
**NAYS:** None  
**RESULT:** 6 : 0

## I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP25-0016 - Caliber Collision - Consider a request for a Site Plan (SP25-0016 – Caliber Collision) to develop an auto painting or body shop. The property is generally located south of Justin Road and east of Long Prairie Road.

**STAFF PRESENTATION:**  
Codie Hay, Planner

**APPLICANT PRESENTATION:**

Jack Zanger, Triangle Engineering; present for questions, no presentation  
Carlos Swanson, Cross Development; present for questions, no presentation

**ACTION:** Commissioner Harris moved to approve I.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

**AYES:** Hobbs, Bayuk, Geddie, Langley, Gilmore, Harris

**NAYS:** None

**RESULT:** 6 : 0

- 2. SP25-0022 - Flower Mound Fire Station 6 - Consider a request for a Site Plan (SP25-0022 – Flower Mound Fire Station 6) to develop a fire station. The property is generally located east of Canyon Falls Drive and West of Denton Creek Boulevard.

**STAFF PRESENTATION:**

Chuck Russell, Principal Planner

**APPLICANT PRESENTATION:**

Paul Henley, Fire Chief; present for questions, no presentation

**ACTION:** Commissioner Bayuk moved to approve I.2. as presented in the agenda caption. Commissioner Harris seconded the motion.

**AYES:** Hobbs, Bayuk, Geddie, Langley, Gilmore, Harris

**NAYS:** None

**RESULT:** 6 : 0

**J. ADJOURN**

Chair Schultz adjourned the meeting at 7:18 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**GREGORY SCHULTZ, CHAIR**

**ATTEST:**

**LAURIANN CASH, EXECUTIVE ASSISTANT**



# PLANNING & ZONING COMMISSION

## AGENDA I.1.

### REGULAR ITEM(S)

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**DATE:** May 11, 2026

**FROM:** Chuck Russell, Principal Planner

**ITEM:** **Consider a request for a Subdivision Site Plan (SSP25-0007 – Solinski Enterprises) to approve infrastructure for a non-residential subdivision with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Spinks Road and west of Gerault Road.**

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#### BACKGROUND:

##### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations, which necessitates special consideration by the Commission (see Analysis below)

This application will require final action by the Town Council.

##### II. APPLICATION ANALYSIS

The purpose of this Subdivision Site Plan (SSP) application is to approve infrastructure for a proposed nonresidential subdivision consisting of two lots that is in conformance with Planned Development District No. 170 (PD-170) with Campus Industrial District (CI) uses. The site is approximately 5.17 acres in size. The western lot is undeveloped and the eastern lot is developed with a health or athletic club and an office use.

The access to the subdivision is provided from Spinks Road. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedications. The subdivision landscape plan depicts the required landscape street buffer trees along Spinks Road and detention pond trees that meet or exceed the Town's landscaping requirements.

A site plan application for the western lot will be brought forward at a future time for consideration by the Planning and Zoning Commission. The development of the western lot is proposed to be a warehouse facility.

##### III. EXCEPTIONS

###### A. Driveway Spacing

The Town's Engineering Design Criteria and Construction Standards, adopted through Chapter 32 of the Code of Ordinances, require driveway openings to be spaced a minimum of 250 feet apart on Minor Arterials such as Spinks Road. The applicant is proposing a driveway connection on Spinks

Road that will be approximately 114 feet from the nearest driveway to the east. There is an existing westbound left turn lane that would serve the proposed driveway. Truck traffic is required to approach the site from the east and not utilize Spinks Road from the west. The proposed driveway will facilitate westbound truck traffic.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

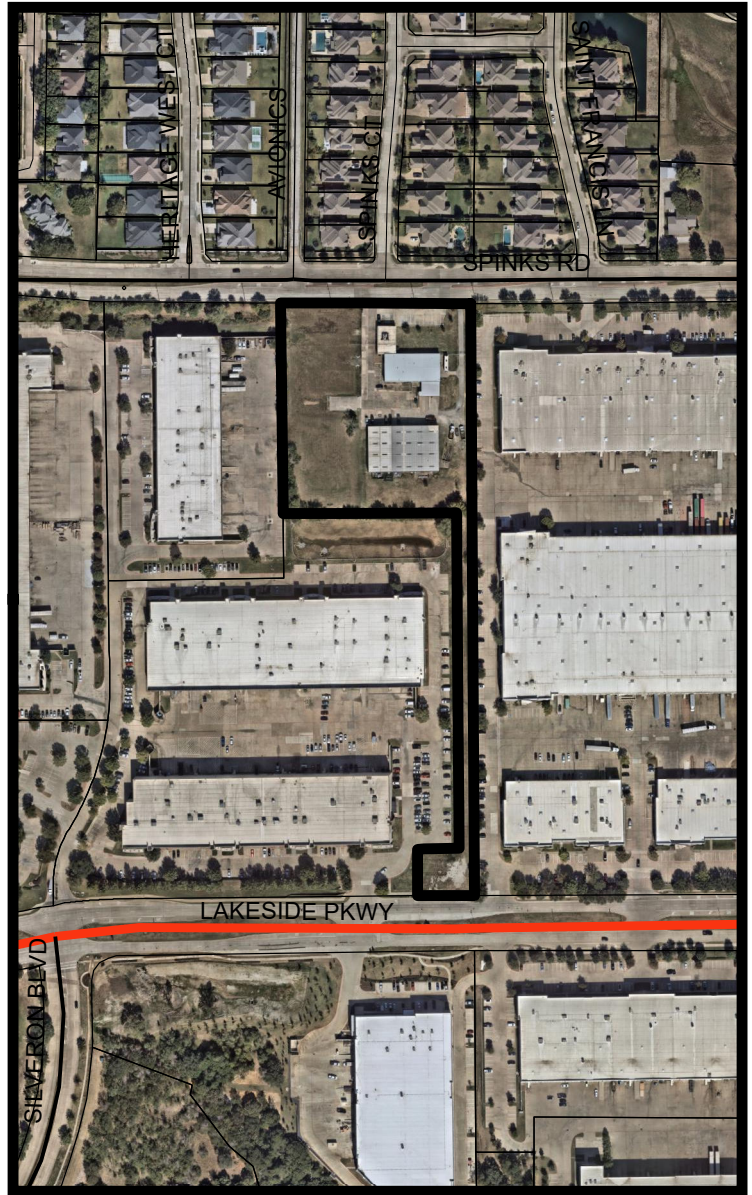
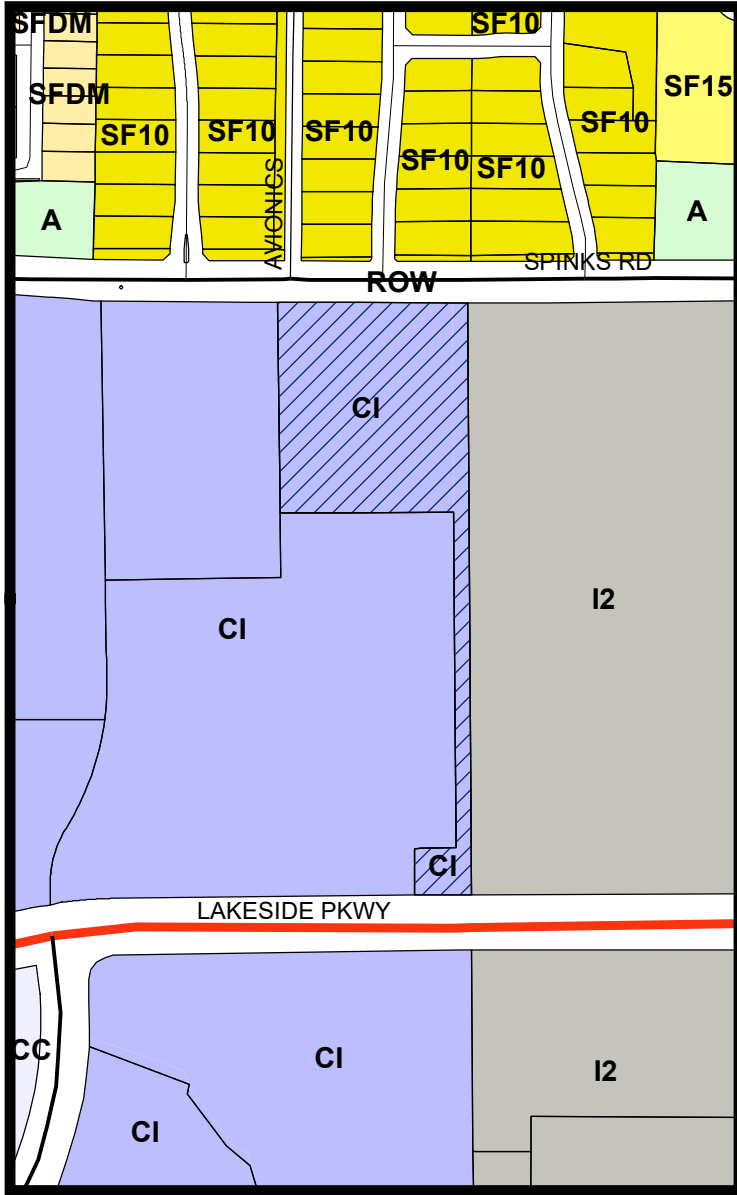
**ATTACHMENTS:**

1. Zoning & Aerial Map
2. Letter of Intent
3. Subdivision Site Plan

**DRAFT MOTION:** Move to approve as presented in the agenda caption.

# Vicinity Map

SSP25-0007: Solinski Enterprises



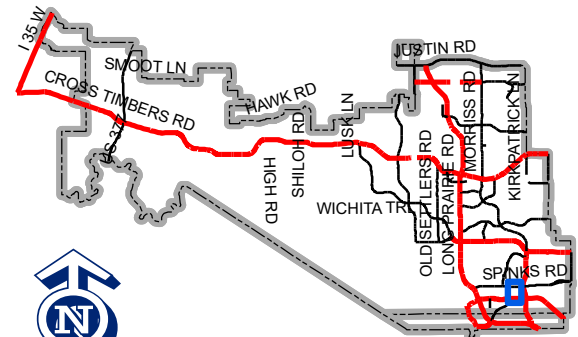
## LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- Industrial 2
- Single Family 10
- Single Family 15
- Single Family Density Medium

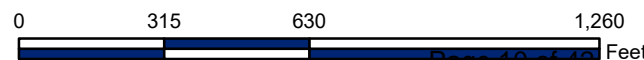
Subject Property

Visit [www.fmdevmap.com](http://www.fmdevmap.com) to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





May 1, 2026

Mr. Chuck Russell, AICP  
Principal Planner  
Planning Services Division  
Town of Flower Mound  
2121 Cross Timbers Road  
Flower Mound, Texas 75028

Re: Subdivision Site Plan Letter of Intent  
1401 Spinks Road

Dear Mr. Russell:

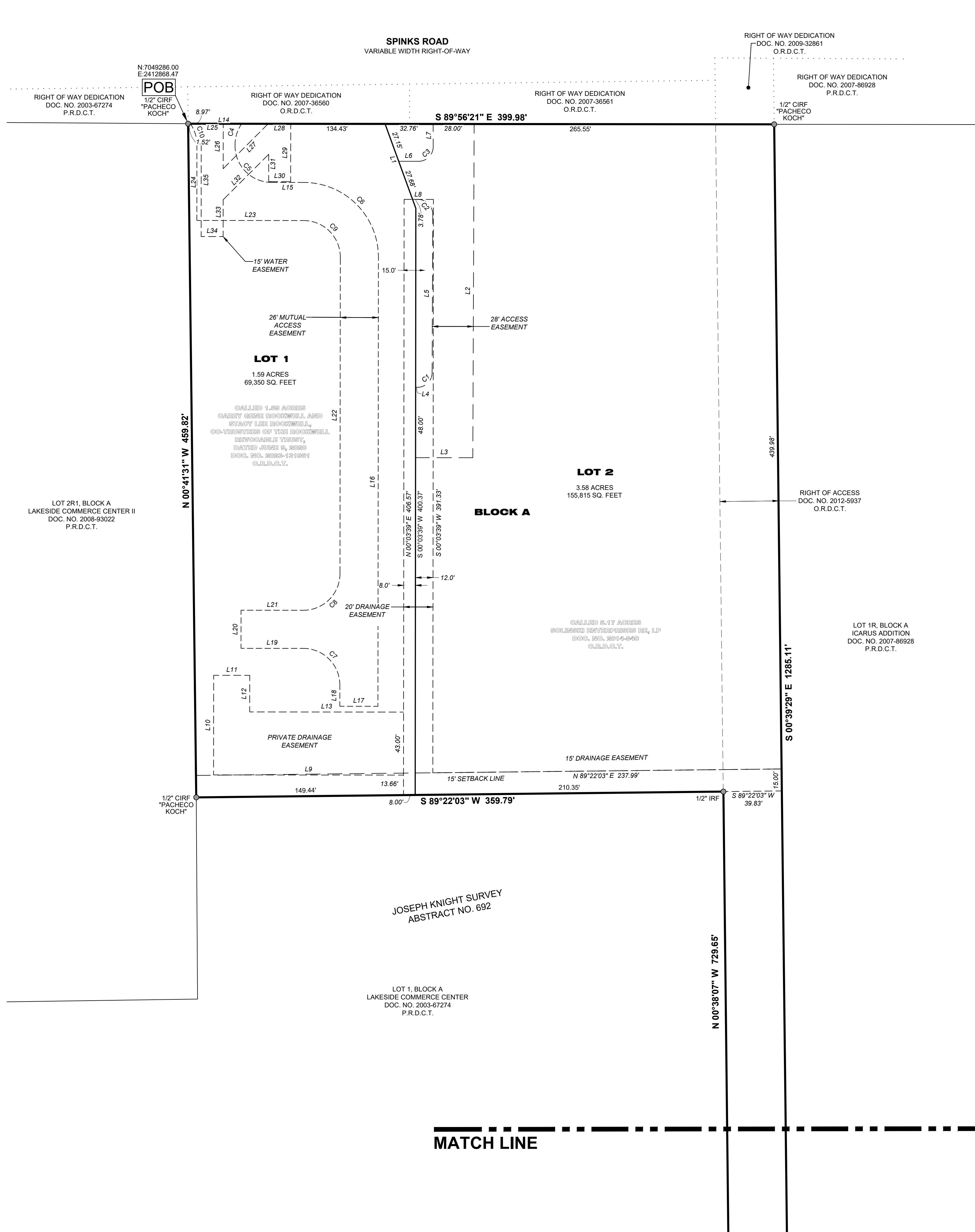
I am requesting approval of an Subdivision Site Plan for the Solinski Enterprise property to allow platting of the existing undeveloped tract and the existing commercial development at 1401 Spinks Road in Flower Mound, Texas. We are also requesting an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The site was purchased from Solinski Enterprise. The 5.2-acre property is currently platted and zoned as Planned Development No. 170.

I look forward to working with you on approval of this application. Please let me know what comments and/or questions you may have.

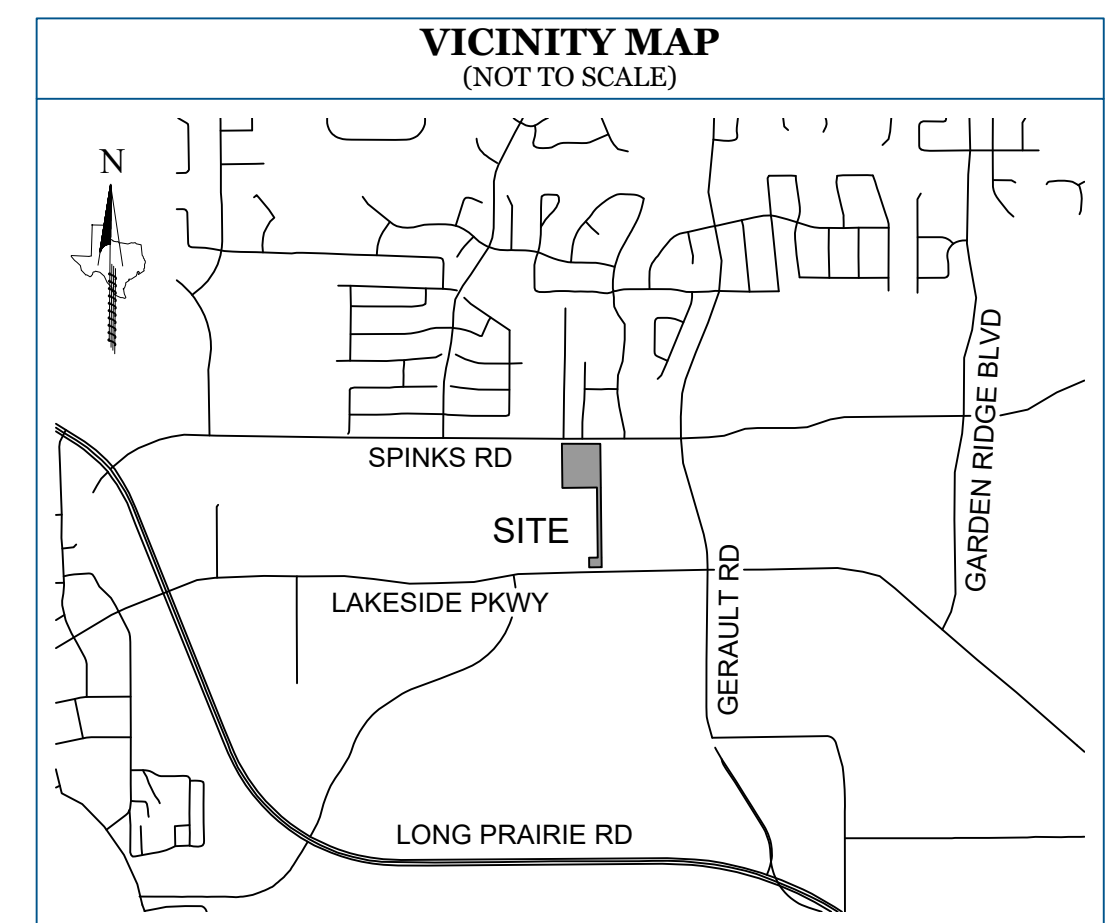
Sincerely,

A handwritten signature in blue ink that reads 'Daniel Stewart'.

Daniel Stewart, P.E.  
Development Engineering Consultants, LLC

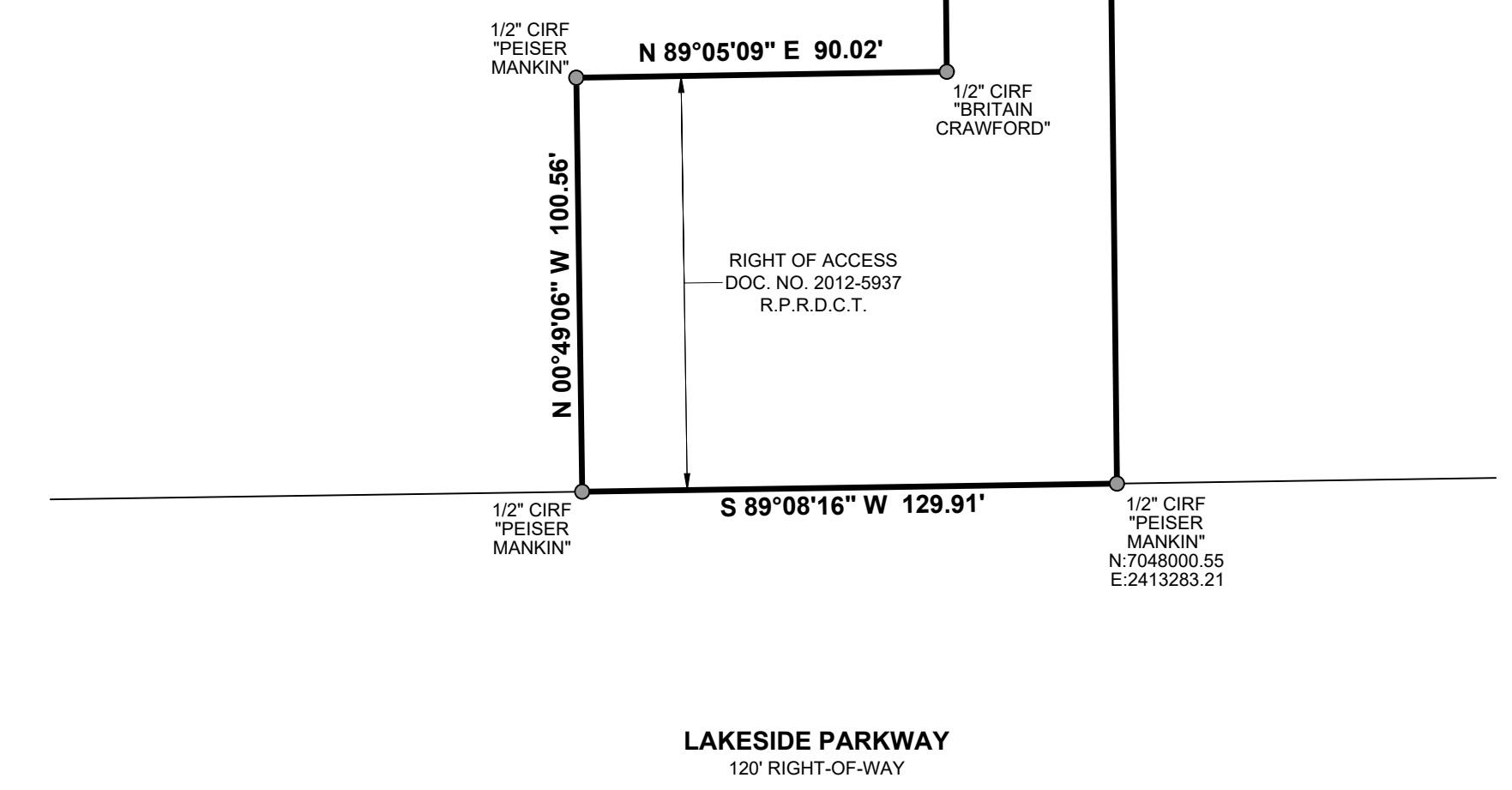


MATCH LINE



LINE	BEARING	DISTANCE
L1	S 20°00'00" E	61.32'
L2	S 00°13'39" W	227.75'
L3	N 89°56'21" W	39.07'
L4	S 89°56'21" E	1.24'
L5	N 00°13'39" E	108.23'
L6	S 89°56'21" E	13.55'
L7	N 00°17'19" W	15.46'
L8	S 89°56'21" E	20.00'
L9	N 89°56'21" W	129.63'
L10	N 00°03'39" E	67.97'
L11	S 89°56'21" E	24.63'
L12	S 00°03'39" W	24.97'
L13	S 89°56'21" E	105.00'
L14	S 89°56'21" E	35.05'
L15	S 89°56'21" E	21.95'
L16	S 00°03'39" W	306.48'
L17	N 89°56'21" W	26.00'
L18	N 00°03'39" E	14.48'
L19	N 89°56'21" W	42.50'
L20	N 00°03'39" E	26.00'
L21	S 89°56'21" E	42.50'
L22	N 00°03'39" E	216.00'
L23	N 89°56'21" W	72.95'
L24	N 00°03'37" E	51.74'
L25	S 89°56'21" E	15.00'
L26	S 00°03'39" W	30.67'
L27	N 45°03'39" E	43.37'
L28	S 89°56'21" E	15.40'
L29	S 00°04'33" W	39.50'
L30	N 89°55'27" W	15.00'
L31	N 00°04'33" E	18.68'
L32	S 45°03'39" W	43.93'
L33	S 00°03'39" W	25.12'
L34	N 89°56'21" W	15.00'
L35	N 00°03'39" E	77.00'

LEGEND	
PG	= PAGE
MON	= MONUMENT
CAB	= CABINET
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD STAMPED "EAGLE SURVEYING" SET
DOC. NO.	= DOCUMENT NUMBER
PRDCT	= PLAT RECORDS DENTON COUNTY, TEXAS
ORDCT	= OFFICIAL RECORDS DENTON COUNTY, TEXAS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.71'	10.00'	90°02'14"	N 45°02'34" E	14.15'
C2	15.73'	10.00'	90°06'09"	N 44°53'16" W	14.15'
C3	15.75'	10.00'	90°14'04"	N 44°56'37" E	14.17'
C4	15.35'	24.97'	35°13'25"	S 17°34'49" W	15.11'
C5	39.27'	25.00'	89°59'58"	S 44°58'22" E	35.36'
C6	80.11'	51.00'	90°00'00"	S 44°56'21" E	72.12'
C7	39.27'	25.00'	90°00'00"	N 44°56'21" W	35.36'
C8	39.27'	25.00'	90°00'00"	N 45°03'39" E	35.36'
C9	39.27'	25.00'	90°00'00"	N 44°56'21" W	35.36'
C10	15.20'	24.99'	34°50'32"	N 17°25'04" W	14.97'

**SUBDIVISION SITE PLAN**  
**SPINKS ROAD WAREHOUSE ADDITION**  
 BEING 5.17 ACRES  
 OUT OF THE JOSEPH KNIGHT SURVEY  
 ABSTRACT NUMBER 692  
 AN ADDITION TO THE TOWN OF FLOWER MOUND  
 DENTON COUNTY, TEXAS

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Michael Fedchak  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Development Engineering Consultants, LLC  
 Contact: Daniel Stewart  
 5300 Town & Country Boulevard, Suite 150  
 Frisco, TX 75034  
 (469) 850-0060

**OWNER**  
 Carey Gene Rockwell and Stacy Less Rockwell, Co-Trustees of the Rockwell Revocable Trust,  
 Dated June 9, 2020  
 6701 Caserta Court  
 Lewisville, TX 75077

**OWNER**  
 Solinski Enterprises RE, LP  
 1401 Spinks Road  
 Flower Mound, TX 75028

**OWNERS CERTIFICATION AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, **CAREY GENE ROCKWELL AND STACY LEE ROCKWELL, CO-TRUSTEES OF THE ROCKWELL REVOCABLE TRUST, DATED JUNE 9, 2020** and **SOLINKSI ENTERPRISES RE, LP** are the owners of 5.17 acres out of the Joseph Knight Survey, Abstract Number 692, situated in the Town of Flower Mound, Denton County, Texas, being all of a called 1.59 acre tract of land conveyed to Carey Gene Rockwell and Stacy Lee Rockwell, Co-Trustees of the Rockwell Revocable Trust, Dated June 9, 2020 by Special Warranty Deed of record in Document Number 2023-131961 of the Official Records of Denton County, Texas, also being a portion of a called 5.17 acre tract of land conveyed to Solinski Enterprises RE, LP by Special Warranty Deed of record in Document Number 2014-840 of said Official Records, and being more particularly described by metes and bounds, as follows:

**BEGINNING**, at a 1/2" iron rod with cap stamped "PACHECO KOCH" found in the South right-of-way line of Spinks Road (a variable width right-of-way) being the Northeast corner of Lot 2R1, Block A of Lakeside Commerce Center II, a subdivision of record in Document Number 2008-93022 of the Plat Records of Denton County, Texas, also being the Northwest corner of said 1.59 acre tract;

**THENCE**, S89°56'21"E, along the South right-of-way line of Spinks Road, being in part the common North line of said 1.59 acre tract, also being in part the North line of said 5.17 acre tract a distance of 399.98 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found at the Northwest corner of Lot 1R, Block A of Icarus Addition, a subdivision of records in Document Number 2007-86928 of said Plat Records, also being the Northeast corner of said 5.17 acre tract;

**THENCE**, S00°39'29"E, along the West line of said Lot 1R, being the common East line of said 5.17 acre tract, a distance of 1285.11 feet to a 1/2" iron rod with cap stamped "PEISER MANKIN" found in the North right-of-way line of Lakeside Parkway (a 120' right-of-way), being the Southwest corner of said Lot 1R, also being the Southeast corner of said 5.14 acre tract;

**THENCE**, S89°08'16"W, along the North right-of-way line of Lakeside Parkway, being the common irregular South line of said 5.17 acre tract, a distance of 129.91 feet to a 1/2" iron rod with cap stamped "PEISER MANKIN" found at the Southeast corner of Lot 1, Block A of Lakeside Commerce Center, a subdivision of record in Document Number 2003-67274 of said Plat Records;

**THENCE**, along the East line of said Lot 1, being the common irregular South line of said 5.17 acre tract, the following three (3) courses and distances:

1. N00°49'06"W, a distance of 100.56 feet to a 1/2" iron rod with cap stamped "PEISER MANKIN" found;
2. N89°05'09"E, a distance of 90.02 feet to a 1/2" iron rod with cap stamped "BRITAIN CRAWFORD" found;
3. N00°38'07"W, a distance of 729.65 feet to a 1/2" iron rod found at the Northeast corner of said Lot 1;

**THENCE**, S89°22'03"W, along the North line of said Lot 1, being in part the irregular South line of said 5.17 acre tract, also being in part the South line of said 1.59 acre tract, a distance of 359.79 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found in the East line of said Lot 2R1, also being the Southeast corner of said 1.59 acre tract;

**THENCE**, N00°41'31"W, along the East line of said Lot 2R1, being the common West line of said 1.59 acre tract, a distance of 459.82 feet to the **POINT OF BEGINNING** and containing an area of 5.17 Acres, or (225,165 Square Feet) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **CAREY GENE ROCKWELL AND STACY LEE ROCKWELL, CO-TRUSTEES OF THE ROCKWELL REVOCABLE TRUST, DATED JUNE 9, 2020** and **SOLINKSI ENTERPRISES RE, LP** do hereby adopt this plat, designating the herein above described property as **SPINKS ROAD WAREHOUSE ADDITION**, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights-of-ways, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

OWNER: **GARY GENE ROCKWELL AND STACY LEE ROCKWELL, CO-TRUSTEES OF THE ROCKWELL REVOCABLE TRUST, DATED JUNE 9, 2020**

BY: \_\_\_\_\_  
**Carey Gene Rockwell, Co-Trustee** Date

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **Carey Gene Rockwell**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of \_\_\_\_\_

BY: \_\_\_\_\_  
**Stacy Lee Rockwell, Co-Trustee** Date

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **Stacy Lee Rockwell**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of \_\_\_\_\_

OWNER: **SOLINKSI ENTERPRISES RE, LP**

BY: \_\_\_\_\_  
Date

Name/Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, MATTHEW J. RAABE, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances, rules, and regulations of the Town of Flower Mound, Denton County, Texas.

Matthew J. Raabe, R.P.L.S. # 6402 \_\_\_\_\_ Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW J. RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**GENERAL NOTES**

- 1.) The purpose of this plat is to create two lots of record and dedicate easements.
- 2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0685G.
- 3.) The bearings and coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
- 4.) Datum tied to Town of Flower Mound Geodetic Control Network Point No. 42
- 5.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 6.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

**Drainage Easement Notes:**

- 1.) Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- 2.) Private drainage easements shall remain in an existing undeveloped condition. No improvements or fill material shall encroach within the private drainage easements.
- 3.) Upkeep and maintenance shall include, but not limited to the following items:
  - A. Grass and ground cover shall be kept to a height required by the town ordinance.
  - B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
  - C. Accumulated sediment shall be kept removed from the facility as required to ensure that there is no reduction in function or detention capacity.
- 4.) No dumping of any type is permitted within the easement area.

**Town of Flower Mound Benchmark No. 42**

A 2" Diameter Aluminum Cap stamped "THE TOWN OF FLOWER MOUND" set on the southwest corner of a storm sewer inlet, east curb line of St. Francis Lane, 118 feet (+/-) north of the north back of curb line of Spinks Road.

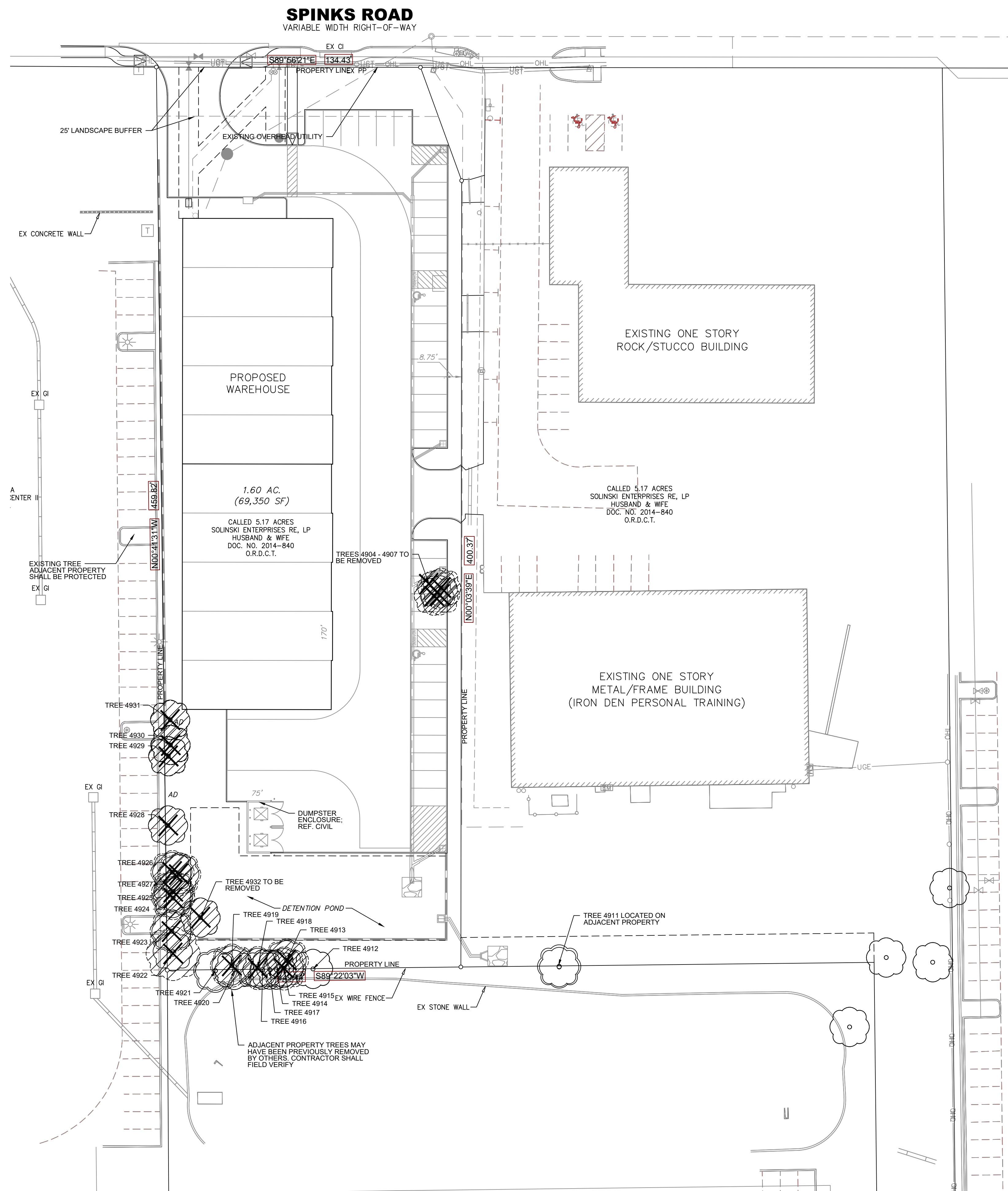
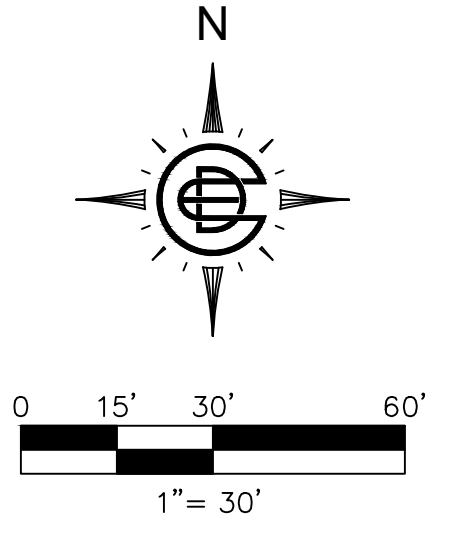
N: 7049487.714  
E: 2413526.552  
ELEV: 564.88 Feet

**SUBDIVISION SITE PLAN**  
**SPINKS ROAD WAREHOUSE**  
**ADDITION**

BEING 5.17 ACRES  
OUT OF THE JOSEPH KNIGHT SURVEY  
ABSTRACT NUMBER 692  
AN ADDITION TO THE TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

<b>SURVEYOR</b> Eagle Surveying, LLC Contact: Michael Fedchak 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Development Engineering Consultants, LLC Contact: Daniel Stewart 5300 Town & Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060	<b>OWNER</b> Carey Gene Rockwell and Stacy Less Rockwell, Co-Trustees of the Rockwell Revocable Trust, Dated June 9, 2020 6701 Caserta Court Lewisville, TX 75077	<b>OWNER</b> Solinski Enterprises RE, LP 1401 Spinks Road Flower Mound, TX 75028
--	--	---	---

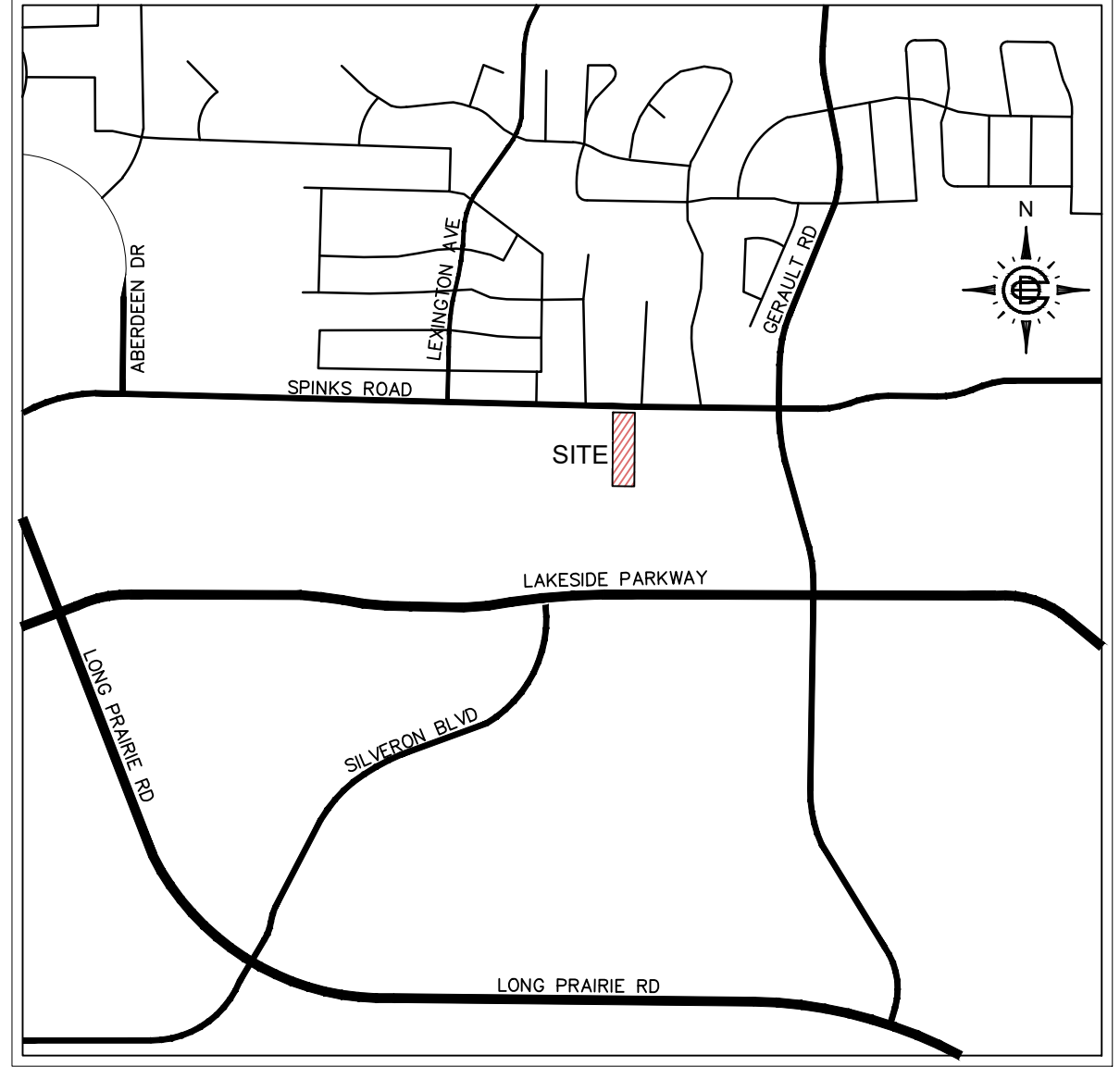
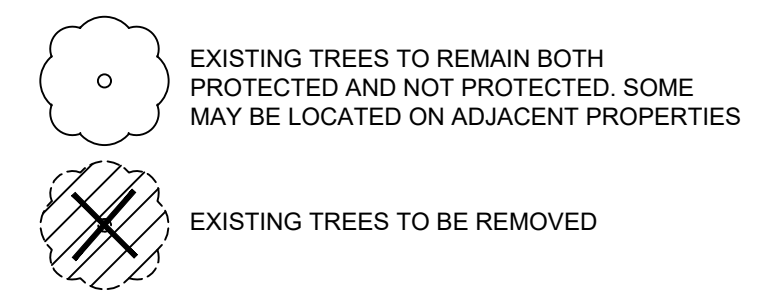
OWNER  
 THERMAL GUARD ROOFING  
 6107 PRAIRIE BRUSH TRAIL  
 ARGYLE, TEXAS 76226  
 PHONE: (972) 365-9810  
 CONTACT: CAREY ROCKWELL  
 EMAIL: carey@thermalguardroofing.com



Tree Table				
I.D.	Common Name	Scientific Name of Protected Tree	DBH (INCHES)	Notes
4904	HACKBERRY		12	To be Removed
4905	HACKBERRY		12	To be Removed
4906	HACKBERRY		12	To be Removed
4907	HACKBERRY		12	To be Removed
4911	LACEBARK ELM	<i>Ulmus parvifolia</i>	20	Located on Adjacent Property
4912	MESQUITE		8	Located on Adjacent Property
4913	HACKBERRY		10	To be Removed
4914	HACKBERRY		8	Located on Adjacent Property
4915	MESQUITE		8	To be Removed
4916	MESQUITE		8	Located on Adjacent Property
4917	MESQUITE		8	Located on Adjacent Property
4918	MESQUITE		10	To be Removed
4919	MESQUITE		10	To be Removed
4920	MESQUITE		6	Located on Adjacent Property
4921	MESQUITE		8	Located on Adjacent Property
4922	MESQUITE		6	To be Removed
4923	MESQUITE		6	To be Removed
4924	MESQUITE		6	To be Removed
4925	MESQUITE		8	To be Removed
4926	MESQUITE		20	To be Removed
4927	HACKBERRY		12	To be Removed
4928	MESQUITE		8	To be Removed
4929	MESQUITE		10	To be Removed
4930	MESQUITE		8	To be Removed
4931	MESQUITE		12	To be Removed
4932	LACEBARK ELM	<i>Ulmus parvifolia</i>	8	To be Removed/Not Protected

\*ALL TREES ARE TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE. A CLEARCUT OF THE ENTIRE PROPERTY AS REQUESTED BY THE TOWN. TREES LOCATED ON ADJACENT PROPERTIES MAY REQUIRE TREE PROTECTION IF NOT ALREADY REMOVED FROM ADJACENT SITES. CONTRACTOR SHALL FIELD VERIFY.

TREE LEGEND



VICINITY MAP  
N.T.S.

SITE DATA

LOT AREA:	1.59 ACRES (69,350 SF)
ZONING:	PD-170 (C1)
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING AREA:	26,545 SQ. FT.
FLOOR/AREA RATIO:	0.38
PARKING REQUIRED:	OFFICE 25 SPACES (1/3,000SF) OTHER (WAREHOUSE) 10 SPACES (1/2000SF)
PARKING PROVIDED:	35 SPACES (1/7585SF)

GENERAL NOTES

- REFERENCE SHEET L1.2 FOR LANDSCAPE PLAN.
- NO TREE MITIGATION SHALL BE REQUIRED FOR THIS SITE.
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INITIAL DEMOLITION AND INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
- QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.
- ALL TREES SHALL BE INSTALLED AT 4' MINIMUM DISTANCE FROM ALL UTILITY LINES OR MINIMUM DISTANCE ALLOWABLE BY THE TOWN OF FLOWER MOUND WHEN APPLICABLE. ALL TREES SHOWN IN PLAN ARE AT 4' MINIMUM WHEN MEASURED.

**CROSS TIMBERS STUDIO** CROSS TIMBERS STUDIO  
 CLIFTON HALL, ASLA  
 GRANDVIEW, TX 76050  
 PH: 972-896-1900  
 TBAE REG. NUMBER: BR 3558

REV	DATE	REMARKS
<b>OVERALL TREE PLAN WITHOUT AERIAL</b>		
SPINKS ROAD WAREHOUSE		
1401 SPINKS ROAD		
TOWN OF FLOWER MOUND, TEXAS		

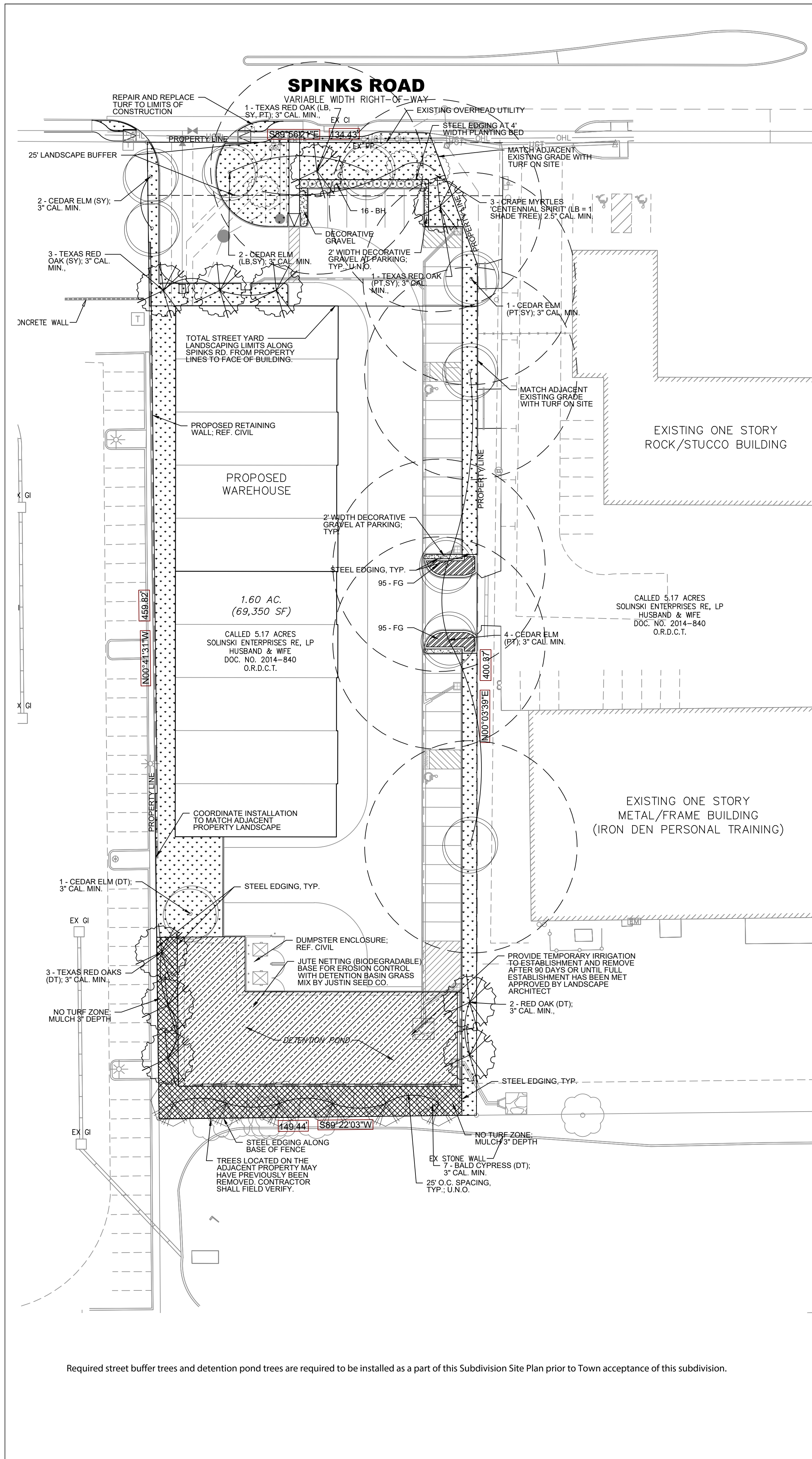
**BENCHMARKS**

- X CUT SET ON BACK OF CURB NORTH OF THE SUBJECT PROPERTY. 283.9 FT NORTHEAST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 124.0 FT NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION: 572.40
- X CUT SET IN CONCRETE WEST OF THE SUBJECT PROPERTY. 84.8 FT WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 484.7 FT WEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION: 582.30

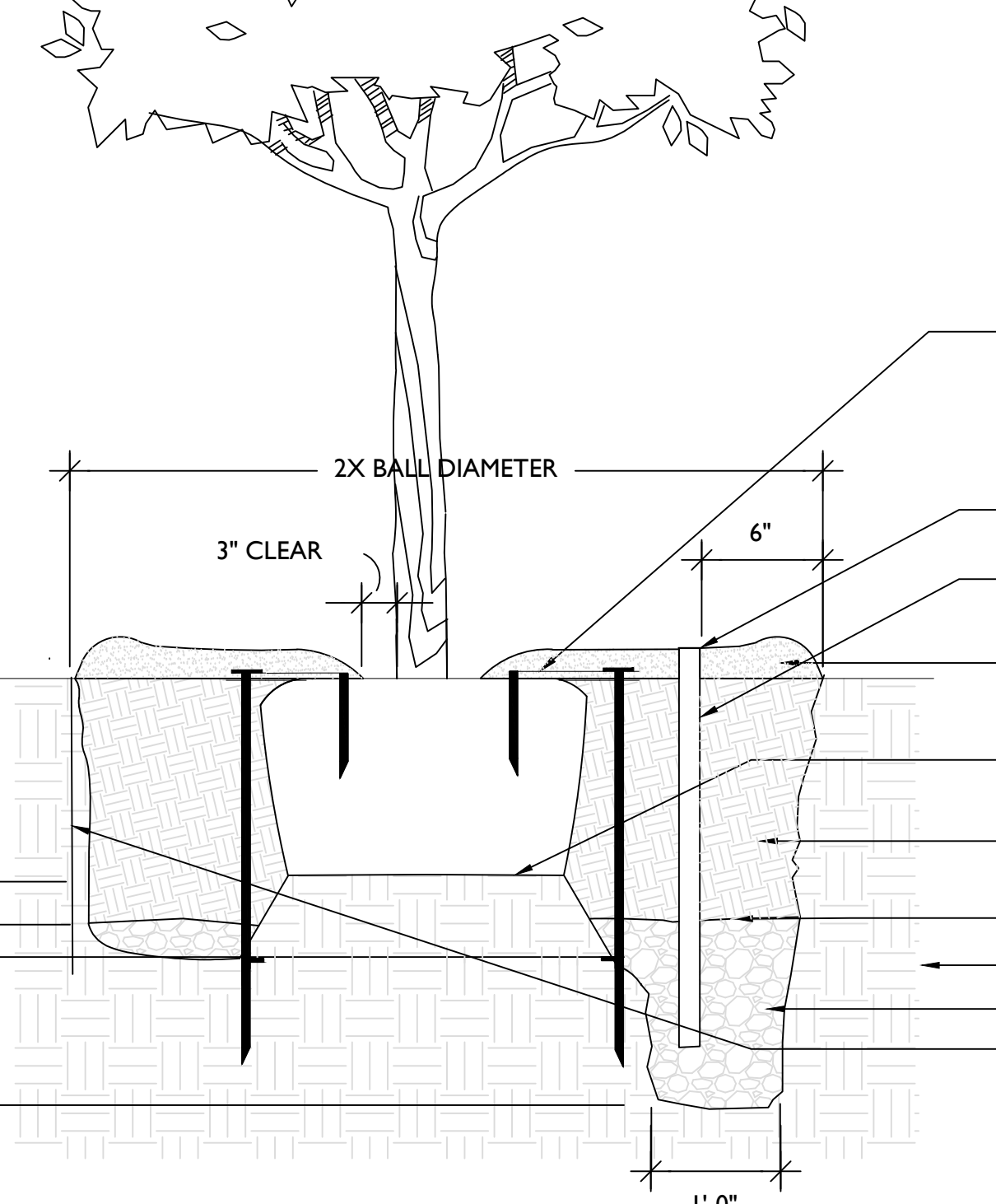
PRELIMINARY FOR REVIEW ONLY  
 These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:  
 Clifton D. Hall  
 L.A.#2806

ENGINEER  
  
 5300 TOWN & COUNTRY BOULEVARD, SUITE 190  
 FRISCO, TEXAS 75034  
 469-850-0860 | dec-en.com  
 T&PE FIRM NO. F-20255

ISSUE DATE <b>10/27/25</b>	DEC FILE NO. <b>10941</b>
CITY FILE NO. -	SHEET NO. <b>L1.1</b>



Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
1 Tree per 2,500 sf plus 10 trees	11,323 sf	11 Trees	10 Shade Trees and 3 ornamentals (equal to 1 shade tree) = 11 Trees
Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	11,323 sf	2,265 sf	4,184 sf or 37%
Street Buffer Landscaping			
Standard	Required Buffer Width	Provided	
Spinks Road	25 ft	25 ft	
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 lf (Spinks Road)	134' less 26' drive = 108'	4 Trees	4 Shade Tree and 3 ornamentals (equal to 1 shade) = 5 Trees
Detention Pond Trees			
Detention Area	Tree Ratio (1 Tree per 500 sf)	Required	Provided
6,015 SF	6,015 sf/500 sf = 12	12 Trees	12 Trees Provided
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 sf per 12 spaces	35	262 sf	486 sf
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	35	3 Trees	7 trees

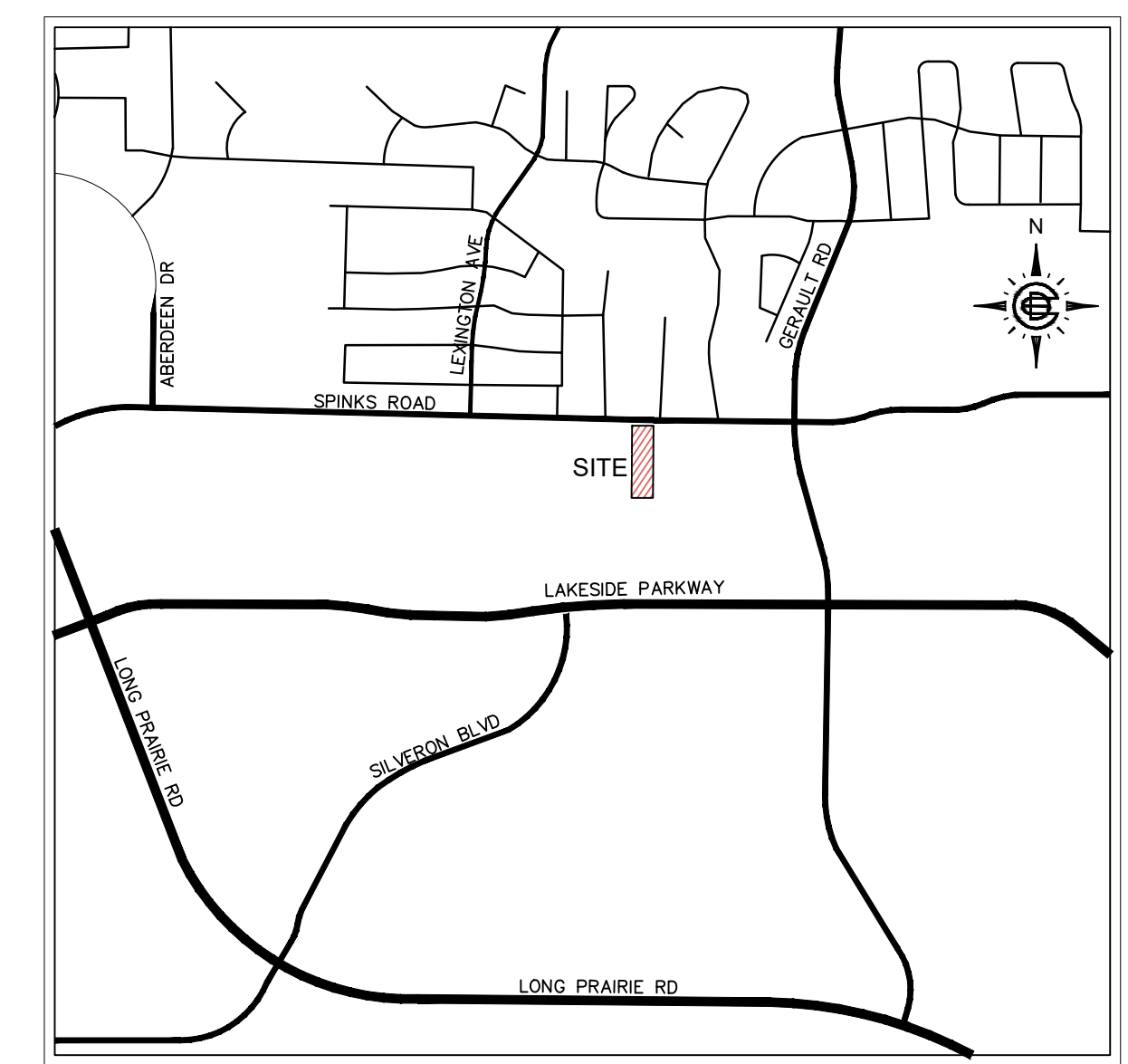
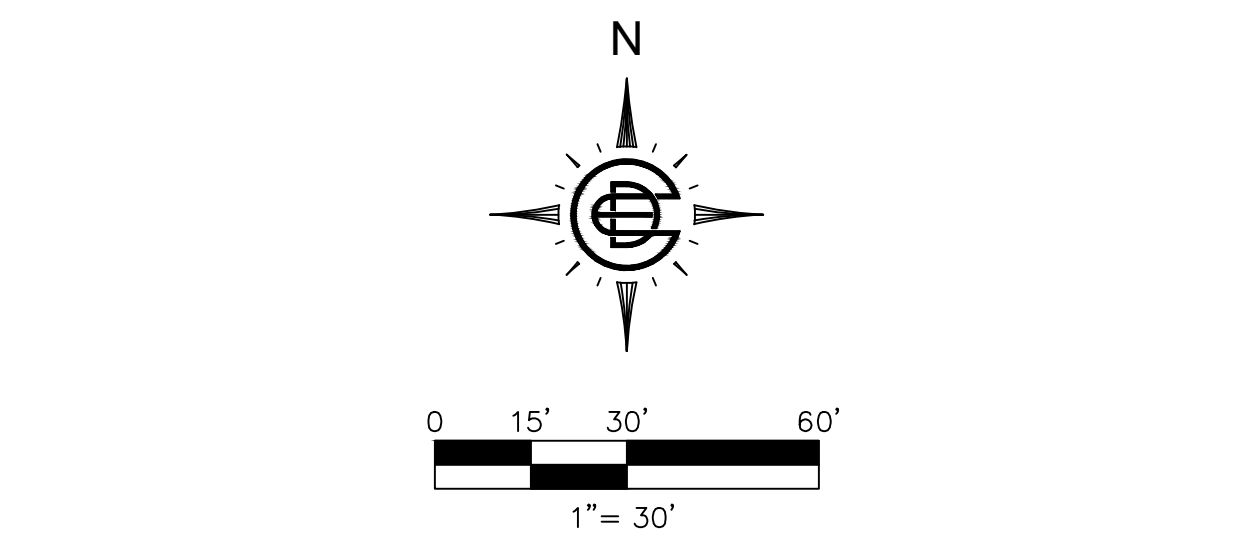


**A** CANOPY AND ORNAMENTAL TREE STAKING SECTION NOT TO SCALE

**OWNER**  
**THERMAL GUARD ROOFING**  
 6107 PRAIRIE BRUSH TRAIL  
 ARGYLE, TEXAS 76226  
 PHONE: (972) 365-9810  
 CONTACT: CAREY ROCKWELL  
 EMAIL: carey@thermalguardroofing.com

SITE DATA	
LOT AREA:	1.59 ACRES (69,350 SF)
ZONING:	PD-170 (C1)
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PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING AREA:	26,545 SQ. FT.
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PARKING REQUIRED:	OFFICE 25 SPACES (1/3,000SF) OTHER (WAREHOUSE) 10 SPACES (1/2000SF)
PARKING PROVIDED:	35 SPACES (1/758SF)

**TREE LEGEND**  
 PT = PARKING LOT TREES  
 LB = STREET BUFFER TREES  
 SY = STREET YARD TREES  
 DT = DETENTION TREES



VICINITY MAP N.T.S.

- GENERAL NOTES**
- AN AUTOMATIC, PERMANENT IRRIGATION WILL BE PROVIDED TO THE PROPOSED LANDSCAPE IMPROVEMENTS. AN EXISTING SYSTEM MAY IN PLACE ON ADJACENT PROPERTIES THAT WILL REQUIRE TO BE RETROFITTED TO THE PROPOSED IMPROVEMENTS.
  - REFERENCE CIVIL PLANS FOR EXTENTS OF DEMOLITION.
  - COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
  - CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
  - QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.
  - CONTRACTOR SHALL PROVIDE A SUBMITTAL TO THE LANDSCAPE ARCHITECT THAT INCLUDES ALL PLANT AND LANDSCAPE MATERIAL FOR APPROVAL PRIOR TO INSTALLATION.
  - ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.
  - REFERENCE PD 170 THAT ACCOMPANIES THE PROPERTY FOR ADDITIONAL INFORMATION

**LANDSCAPE SCHEDULE**

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
<b>CANOPY AND ORNAMENTAL TREES</b>				
(Symbol)	10 EA	CEDAR ELM	<i>Ulmus crassifolia</i>	100 gal; 8'-10' ht. x 6" sp., 3" cal. min.
(Symbol)	10 EA	TEXAS RED OAK	<i>Quercus buckleyi</i>	100 gal; 8'-10' ht. x 6" sp., 3" cal. min.
(Symbol)	6 EA	BALD CYPRESS	<i>Taxodium distichum</i>	100 gal; 8'-10' ht. x 6" sp., 3" cal. min.
(Symbol)	3 EA	CRAPE MYRTLE 'CENTENNIAL SPIRIT'	<i>Lagerstroemia indica 'Cent. Spirit'</i>	45 gal min.; 6'-8' ht. x 4" sp., 3 cane min. - 5 cane max.
<b>SHRUBS, GROUND COVER, TURF, AND AGGREGATE</b>				
(Symbol)	16 EA	DWARF BURFORD HOLLY (BH)	<i>Ilex cornuta bufordii Pygmy</i>	7 gal., 24" ht. min. x 14-16" sp.
(Symbol)	190 EA	MEXICAN FEATHERGRASS (FG)	<i>Nassella tenuissima</i>	1 gal., heavily rooted, full, 15" o.c. spacing
(Symbol)	+/-6,555 SF	DRAINAGE BASIN GRASS MIX (SEED)	<i>Varies</i>	Justin Seed Co., supplier - 30 lbs. per acre
(Symbol)	+/-2,745 SF	MULCH AT TREES AT DETENTION		3" depth minimum, full coverage, cypress (u.n.o.)
(Symbol)	+/-10,427 SF	NATURAL TURF	N/A	sod, full, match existing/adjacent turf
(Symbol)	+/-170 SF	DECORATIVE GRAVEL		6" depth, Chipped Basalt Gravel, <1" aggregate

\*QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.

**CROSS TIMBERS STUDIO**  
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 TBAE REG. NUMBER: BR 3558

REV	DATE	REMARKS

**LANDSCAPE PLAN**  
 SPINKS ROAD WAREHOUSE  
 1401 SPINKS ROAD  
 TOWN OF FLOWER MOUND, TEXAS

BENCHMARKS		ENGINEER	
1.	X CUT SET ON BACK OF CURB NORTH OF THE SUBJECT PROPERTY. 283.9 FT NORTHEAST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. 124.0 FT NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.	 5300 TOWN & COUNTRY BOULEVARD, SUITE 190 FRISCO, TEXAS 75034 469-850-0860   dec-en.com TBAE FIRM NO. F-20255	ISSUE DATE
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ELEVATION: 572.40		10/27/25	
ELEVATION: 582.30		10941	
		CITY FILE NO.	SHEET NO.
		-	L1.2



# PLANNING & ZONING COMMISSION

## AGENDA I.2.

### REGULAR ITEM(S)

---

**DATE:** May 11, 2026  
**FROM:** Ray Watson, Director of Economic Development  
**ITEM:** **Public Hearing to consider an ordinance amending the Master Plan (MPA26-0001 – Economic Development) to amend Section 10.0 – Economic Development Plan, of the Master Plan.**

---

#### **BACKGROUND:**

##### **I. ITEM SUMMARY**

The Town periodically updates its Master Plan components to align with the Town's growth, evolving community needs, and long-term planning priorities. The Economic Development Plan, last updated as part of the 2011 Master Plan, has been updated to reflect the Town's current economic conditions and long-term goals, focusing on targeted business development, community engagement, purposeful development, and quality placemaking to ensure fiscal sustainability while maintaining Flower Mound's distinctive suburban character.

##### **II. BACKGROUND**

In the FY 2022-2023 Strategic Plan, Town Council approved an objective to “Adopt a Comprehensive and Strategic Economic Development Strategy.” Working toward this goal, the Town hired TIP Strategies, Inc. (TIP) in October 2023, to create an Economic Development Strategic Plan. TIP completed an in-depth review of existing planning documents; a stakeholder engagement process incorporating interviews with community leaders, sector roundtables, a townhall, and a resident survey; a quantitative analysis of the local and regional economy, regional talent pipeline, commercial property trends, and national best practices; and an opportunity workshop that included Town partners and community leaders in order to develop the final plan. In October 2024, TIP’s final plan was presented to the Town Council. Staff is now taking the step of updating the Economic Development section of the Master Plan to incorporate the analysis and findings from TIP’s Strategic Plan, as well as to adopt four primary goals: Targeted Business Development, Maximizing Resources through Engagement and Collaboration, Purposeful Development and Redevelopment, and Investment in Quality Placemaking and Associated Infrastructure.

#### **BOARD REVIEW/CITIZEN FEEDBACK:**

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Master Plan amendment requests. At the time this report was written, staff had not received any correspondence regarding the request.

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** Bryn Meredith, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

**ATTACHMENTS:**

1. 10.0 Economic Development Plan - FINAL DRAFT

**DRAFT MOTION:** Move to approve as presented in the agenda caption.



# ECONOMIC DEVELOPMENT PLAN

Component of the Master Plan

# 2026

## ACKNOWLEDGMENTS

The Town of Flower Mound would like to thank the residents and businesses who contributed to the strategic planning processes outlined in this document.

### ELECTED OFFICIALS

---

- Cheryl Moore, Mayor
- Derek France, Mayor (former)
- Adam Schiestel, Town Council
- Chris Drew, Town Council
- Brian Taylor, Town Council
- Janvier Werner, Town Council
- Ann Martin, Town Council (former)
- Jim Engel, Town Council (former)
- Clare Harris, Town Council

### STEERING COMMITTEE MEMBERS

---

- Jimmy Archie, Realty Capital
- Lindsay Ayers, Lewisville Independent School District
- Doug Carnigan, CBRE
- Ben Crawford, CoServ
- Chris Haverstick, Bank of the West
- John Klitsch, Texas Health Presbyterian Hospital
- Gary Lewis, Bank of the West
- Rina Maloney, Denton County
- Ryan Schroer, American National Bank & Trust
- Eric Shanks, Workforce Solutions for North Central Texas
- Mike Sheehan, IntelliCentrics
- Lori Walker, Flower Mound Chamber of Commerce

### TOWN OF FLOWER MOUND STAFF

---

#### Town Management

- James Childers, Town Manager
- Tommy Dalton, Assistant Town Manager

#### Economic Development Department

- Ray Watson, Director of Economic Development
- Melody Eby, Economic Development Manager
- Maxine Musuqua, Economic Development Specialist

#### Development Services Department

- Lexin Murphy, Director of Development Services
- Nick Ford, Senior Long-Range Planner

### TIP STRATEGIES

---

Special thanks to TIP Strategies, an Austin-based economic strategy firm, for their work in compiling information found in this document and leading the strategic planning and visioning process.

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# INTRODUCTION

The Town of Flower Mound stands at an important moment in its evolution as both a distinctive community and a key player within the Dallas–Fort Worth region. Long recognized for its exceptional quality of life, strong neighborhoods, and commitment to preserving natural spaces, Flower Mound continues to attract families and businesses seeking stability, opportunity, and connection. As growth pressures increase across the region, Flower Mound faces the dual challenge of maintaining its character while ensuring long-term fiscal sustainability. This document provides a strategic framework to guide future development, support targeted economic initiatives, and position the Town for sustained prosperity.

## *Timeline*

The Town of Flower Mound’s first Economic Development Strategic and Marketing Plans were adopted in November 1998 and resulted in the formation of the Lakeside Business District. In 2003, the two plans were combined into a single Economic Development Plan and included as part of the Town’s Master Plan. In 2007, the Economic Development Advisory Committee provided input to update the Economic Development Plan and Economic Development Incentive Policy as part of the Master Plan Update. While the Town continued to update the [Economic Development Incentive Policy](#) on a biennial basis, the Economic Development Plan had remained untouched since the Town updated the Master Plans in 2011.

## *Approach*

In 2023, the Town of Flower Mound engaged Austin-based TIP Strategies, Inc. (TIP), to develop an *Economic Development Strategic Plan*. The planning process followed a three-phase theory into practice model: **discovery, opportunity, and implementation**. That approach is outlined below and much of the information included in the Town’s updated Economic Development Plan was gleaned from TIP Strategies’ efforts and subsequent report.



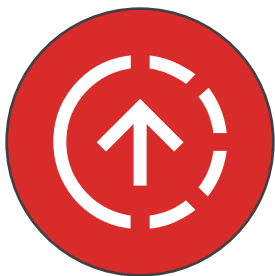
## **The** discovery phase

In this phase, an in-depth review of existing planning documents, as well as comprehensive quantitative analysis of the local and regional economy was completed. The economic analysis was supplemented by a robust stakeholder engagement process that included interviews with community leaders, sector roundtables, a townhall, and a survey that resulted in over 1,000 responses. At the end of this phase, TIP facilitated a discovery workshop, during which the team presented its findings and received additional feedback and direction from the steering committee, which included key community leaders from business sectors ranging from healthcare, real estate, development, and major employers in the Town.



## **The** opportunity phase

Next, TIP conducted additional data analyses focused on the regional talent pipeline and commercial property trends and conducted a review of national best practices. This phase culminated with an opportunity workshop that included Town partners and community leaders. During the workshop, TIP presented the initial plan framework and received feedback on the preliminary goals and strategies.



## **The** implementation phase

Lastly, this phase consisted of prioritizing strategies and actions. The draft plan went through several internal and external reviews before being finalized. The final plan, which was presented to the Town Council on October 7, 2024, is accompanied by a detailed implementation matrix to guide the Town of Flower Mound's efforts, determine primary and secondary responsible partners, and track progress toward the plan's goals.

## COMMUNITY SURVEY

As part of the **discovery phase**, TIP conducted an online survey of residents' vision for the Town of Flower Mound. The survey was open for a five-week period between February 14, 2024, and March 25, 2024, and drew 1,039 respondents. The survey instrument opened with basic questions about respondent location and demographics. The remainder of the survey included six questions directed at respondent perceptions of and vision for the Town of Flower Mound. Key findings were used to guide the direction of the strategic plan.

Nearly all respondents (98.8 percent) were located in a Denton County ZIP Code. Members of Generation X were the dominant age group in the survey (representing 423 of 1,039 respondents), followed by Millennials (290 respondents), Baby Boomers (276 respondents), Generation Z (35 respondents), and the Silent Generation (15 respondents). The survey was not designed to be a scientific sample, though the pool of respondents was large enough and stratified enough to provide convincing strategic feedback. As a result, the survey yielded valuable and relevant input from residents in the Town of Flower Mound.

### ***Residents hold conflicting ideals about how to make the Town even better***

A desire to attract shopping and dining amenities was a central theme throughout the survey, with respondents commenting on Flower Mound's relatively small number of destination retail opportunities. When asked how the Town can better support its residents, business attraction was the most common response according to 422 respondents. Despite this desire for **destination retailers**, respondents also felt strongly about **protecting Flower Mound's low-density profile** and about **not sacrificing the Town's green space** for development. A vision for an **attractive, nature-oriented community** carried throughout the survey, with respondents wishing to see undeveloped areas preserved.

### ***Flower Mound's quality of life received high marks from residents.***

Outside of its geographic location, Flower Mound's quality of life was identified by respondents as the Town's greatest strength, with an average score of 4.2 out of 5.0. Enhancements to lifestyle amenities like **retail offerings, community events, and outdoor**

recreation were identified as ways for the Town to support its residents. Additionally, nearly 500 respondents selected safety as a Town priority going forward.

Regarding economic development priorities, business retention (4.1 out of 5) and development of entertainment amenities (3.9 out of 5) ranked first and third, respectively. The construction of non-retail real estate was given low priority; office development (2.9), residential development (3.1), and mixed-use development (3.3) represent the three lowest economic development priorities across all responses.

***There is a strong desire to preserve the Town’s identity.***

Respondents wished to see a community that enjoys not only the amenities offered by name-brand retailers, but also a culture of small businesses and community events supporting a Town identity. From all responses, community development was identified as the Town’s second highest priority (4 out of 5.0), with residents wanting public arts events and improved opportunities for outdoor recreation in the community. There is a strong desire to see quality development that balances an increase in lifestyle amenities with preserving Flower Mound’s rural character.

Themes such as **quality, community, growth, and prosperity** were among those most frequently associated with the Town. Respondents also highlighted Flower Mound’s **school quality, healthcare**

**FIGURE 1. ECONOMIC DEVELOPMENT PRIORITIES**



On a scale of 1 to 5, respondents rated their top economic development planning vision priorities.

Source(s): Results from the 2024 Community Vision Survey compiled by TIP Strategies, Inc.

**ecosystem, and outdoor recreation opportunities** as regional strengths. Responses throughout the survey emphasized the importance of preserving Flower Mound’s natural amenities and low-density profile while capitalizing on the Town’s culture and protecting its distinct identity amid a continuously growing Denton County and broader Dallas-Fort Worth area.



*Photo collage depicting Flower Mound’s quality of life, outdoor recreation opportunities, and community events.*

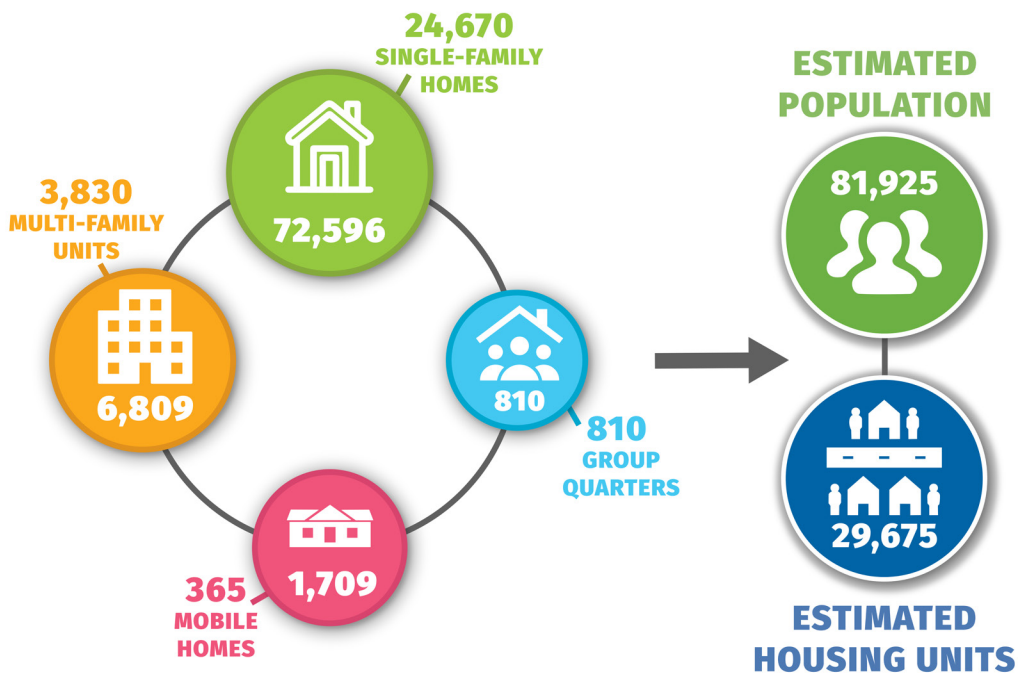
# ECONOMICS

TIP conducted a quantitative analysis of the Town’s competitive position with comparisons to the Dallas-Fort Worth Metroplex, the state, and the US, as well as a selection of peer communities. Initial data collection began in October 2023 during TIP’s discovery phase and the analytical work continued into the final phase of the engagement. An in-depth analysis was delivered to the Town in April 2024 in an interactive data visualization. The quantitative analysis provided a baseline framework of local growth and development dynamics. The key findings outlined in this section demonstrate how the quantitative work helped underpin and shape the strategies in the plan.

**Limited commercial real estate places the tax burden on residential property owners.**

Flower Mound has a largely suburban character, with single-family homes making up nearly 8 out of every 10 housing units and almost 90% of the population. **Figure 2** below shows Flower Mound’s current population and housing stock as of January 2026 categorized by the various housing types found in the Town. This information is updated on an annual basis on the Town’s [Development Services Dashboard](#).

**FIGURE 2. HOUSING STOCK**

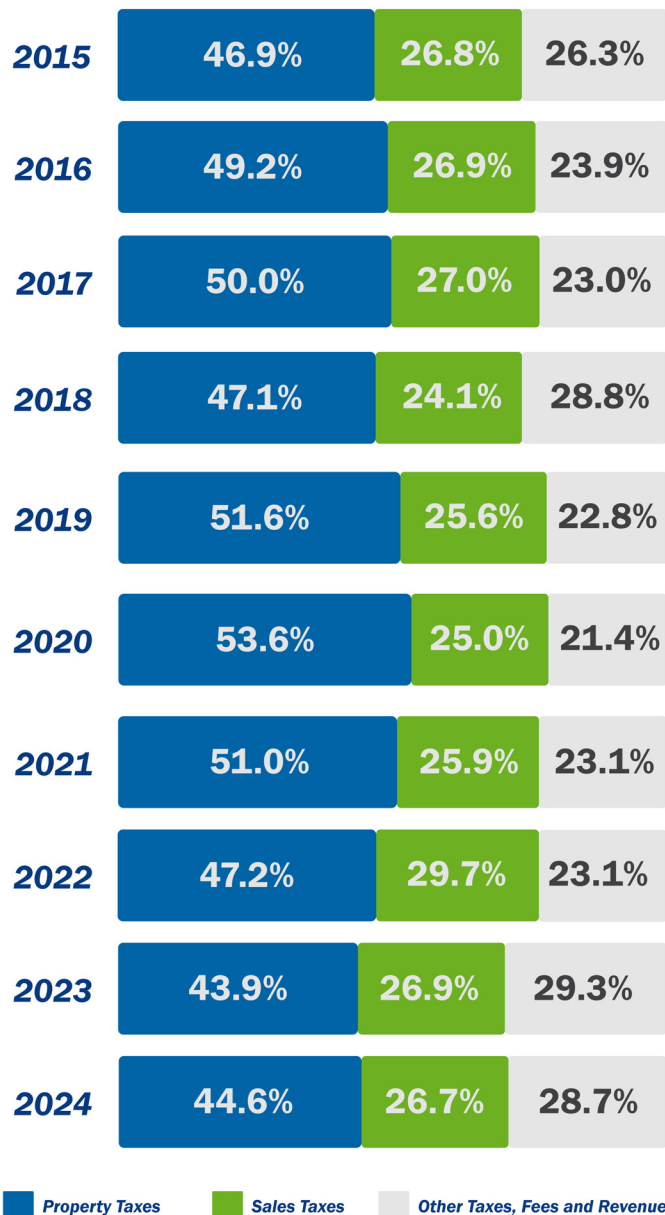


End of year 2025 housing units and corresponding population.

Source: Town of Flower Mound 2025 Growth Profile Report <sup>(1)</sup>

Flower Mound also has a **high ratio of residential to commercial properties**. From 2001 to 2024, property taxes made up, on average, one-half of Flower Mound’s municipal revenue. **Figure 3** shows a breakdown of municipal revenue from 2015 to 2024. With the Town’s residential and commercial mix of properties, the tax burden is largely placed on residential property owners. However, with increased business development and attraction efforts, Flower Mound has an opportunity to ease the tax burden placed on its residential property owners.

**FIGURE 3. MUNICIPAL REVENUE**



property owners. However, with increased business development and attraction efforts, Flower Mound has an opportunity to ease the tax burden placed on its residential property owners.

As the Town pursues future development opportunities near its western boundary, seeking to both improve amenities offered to Town residents and develop commercial real estate to support its target sectors, it can capitalize on demand for commercial property presented by tenants looking to expand into Flower Mound.

***A fresh approach to development offers the benefit of options that align with Town values.***

The area around Flower Mound is growing quickly, with an abundance of residential and commercial developments along the **I-35W corridor**. Hillwood and other developers have brought increased housing to nearby Argyle, Northlake, and Justin, while the Alliance development continues to expand. As the corridor evolves, the Town is implementing a strategic approach that leverages the momentum through attracting new businesses, stronger community engagement, purposeful development,

Annual distribution of Town of Flower Mound’s revenues from 2015-2024.

Source(s): Town of Flower Mound Comprehensive Annual Financial Report (CAFR).<sup>(4)</sup>

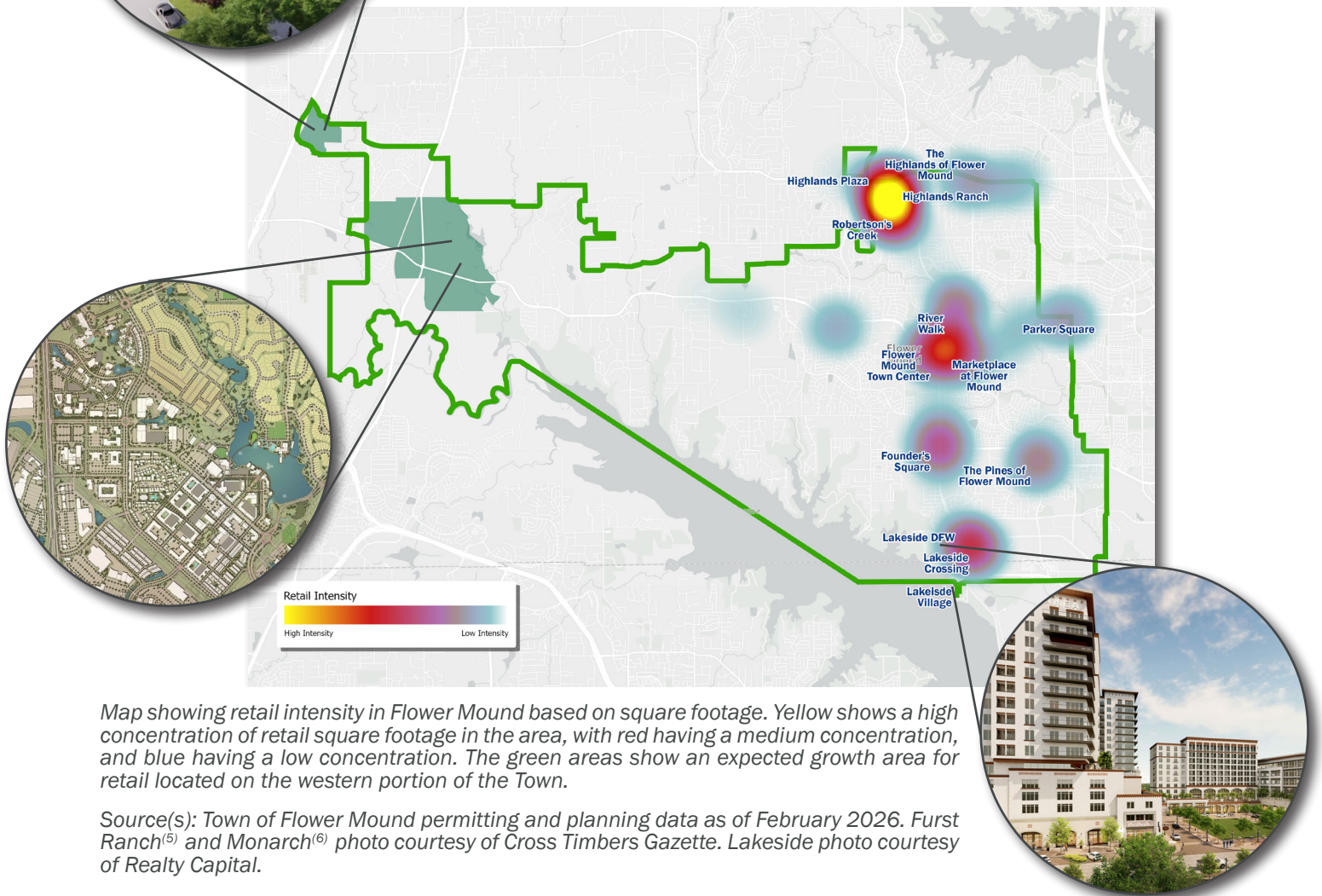
quality placemaking, and investment in core infrastructure to ensure future growth remains consistent with the community’s established values.

The nearby growth along I-35W can help provide the necessary population density to attract strong medical and/or office tenants, presenting the opportunity for various development types in the largely undeveloped western portion of the Town. Before this area is saturated,

Flower Mound can recruit a hospital or medical education facility or develop a community-centric, mixed-use office district. **Figure 4** below depicts the current retail intensity throughout the Town and the expected growth residential and commercial growth on the western half of Town.



**FIGURE 4. RETAIL INTENSITY**



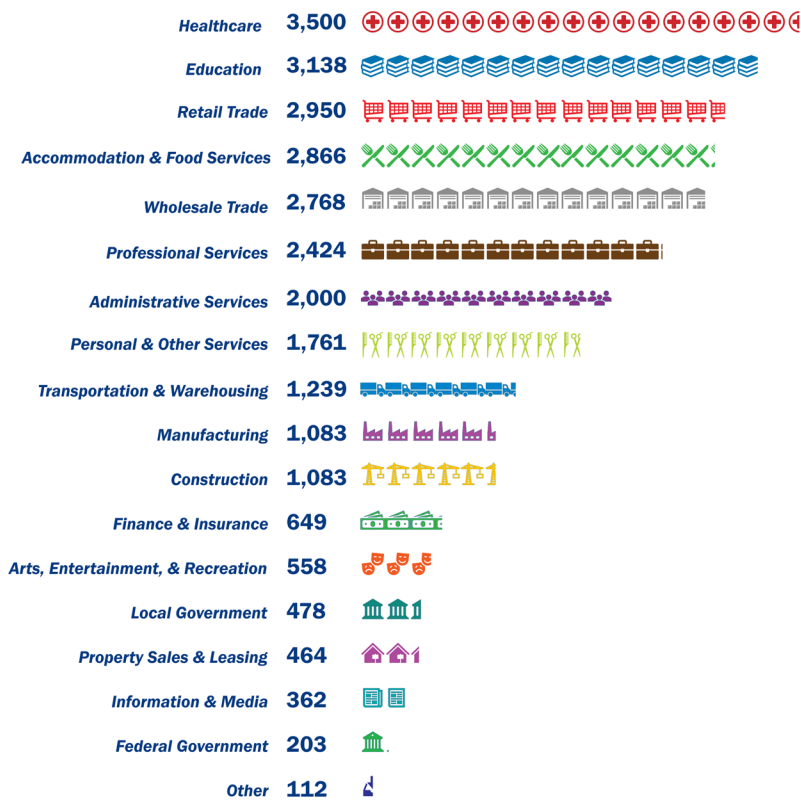
Map showing retail intensity in Flower Mound based on square footage. Yellow shows a high concentration of retail square footage in the area, with red having a medium concentration, and blue having a low concentration. The green areas show an expected growth area for retail located on the western portion of the Town.

Source(s): Town of Flower Mound permitting and planning data as of February 2026. Furst Ranch<sup>(5)</sup> and Monarch<sup>(6)</sup> photo courtesy of Cross Timbers Gazette. Lakeside photo courtesy of Realty Capital.

A focus on mixed-use development can support Flower Mound residents through improved access to amenities and retail opportunities while still contributing to the sense of community and Town identity that residents value. Additionally, increased office space allowed by mixed-use development provides an opportunity to reduce commutes and increase local job opportunities for residents with target industry jobs.

In south Flower Mound, the **Lakeside** development has already been a success, utilizing mixed-use zoning to increase pedestrian connectivity and create an attractive community destination. Furthermore, developments like **Furst Ranch**, can utilize their mixed-use zoning to both improve Flower Mound’s vibrant sense of place and give it a competitive advantage among its growing peers.

**FIGURE 5. INDUSTRY SECTOR JOB COUNT**



**Target industry sectors can be supported through commercial real estate development.**

The healthcare, professional services, and education sectors represent relative industry strengths for Flower Mound, with each of these exhibiting a sharp upward trend in employment from 2001 to 2022 while exceeding their rate of growth in the broader Dallas-Fort Worth Metroplex. As of 2023, healthcare and education make up Flower Mound’s top two industries by employment, with professional services ranking sixth (see Figure 5).

While the population of Flower Mound continues to grow and the Town looks to approach future development opportunities

Job counts by industry sector in Flower Mound. 1 icon is equal to 200 jobs.

Source(s): US Bureau of Labor Statistics (BLS); Lightcast 2023.4--Quarterly Census of Employment (QCEW) Employees, Non-QCEW Employees, and Self-Employed. (7)

strategically, working with developers to provide infrastructure for these sectors will represent a way to support both new and existing residents while promoting real estate development that aligns with the Town’s future vision for its built environment.

***The Town’s strategic location near regional job centers and DFW Airport positions it for long-term competitiveness.***

With the addition of several million square feet of industrial real estate in the 2010s, leveraging the Town’s proximity to **DFW International Airport** and the **State Highway 121 corridor**, Flower Mound has seen rapid growth in its wholesale trade and transportation and warehousing industries. By similarly pursuing further construction of Class A office real estate, in the form of both standalone office space and mixed-use developments, the Town can continue to support its growing target industries.

Additionally, these sectors represent a way for the Town to support its existing workforce and expand its live-work population, with relatively high-wage, high-education jobs in the professional services, education, and healthcare sectors, aligning with Flower Mound’s highly educated and high-earning population. In comparison with many of its peer communities in the Dallas-Fort Worth area, Flower Mound already has higher household income and housing affordability. In fact, Flower Mound was ranked No. 1 as the **“Best Place to Live in the Southwest”**<sup>(2)</sup> and No. 8 **“Best City for Education”**<sup>(3)</sup> in the US according to [Livability.com!](http://Livability.com!), in 2025.



*Photo collage depicting Flower Mound’s growth in its warehousing industries as well as new office spaces.*

## ANALYSIS

The next step in the process was to reaffirm the Town’s long-standing vision for Flower Mound. This vision, already well-established and woven throughout the Master Plan, aligns with and is supported by Flower Mound’s previously adopted Mission Statement for economic development. This updated Economic Development Plan reinforces these guiding statements and integrates them into a modern framework for future growth.

### ***Town Vision***

***“To preserve our unique country atmosphere, heritage, and quality of life while cultivating a dynamic economic environment.”***

### ***Mission Statement***

***“To expand the commercial tax base and increase sales tax revenue in a way that supports community character and quality of life objectives, promotes a diversified and regionally competitive economy that creates professional employment opportunities for our residents, and ensures Flower Mound’s long-term financial ability to provide quality service to new and existing development without placing a disproportionate tax burden on homeowners.”***

### ***SWOT Analysis***

The qualitative and quantitative measures discussed in the prior sections informed the preparation of a strengths, weaknesses, opportunities and threats (SWOT) analysis. This analysis combines internal characteristics and external factors that influence Flower Mound’s long-term economic competitiveness and guides the identification of strategic priorities.

For clarity, the four components of the SWOT framework are defined as follows:

- **Strengths.** Assets and resources that can be built on to grow, strengthen, and diversify the local/regional economy.
- **Weaknesses.** Liabilities and barriers to economic development that could limit economic growth potential.
- **Opportunities.** Competitive advantages and positive trends that hold significant potential for the attraction of new businesses, investments, and skilled workers.
- **Threats.** Unfavorable factors and trends (often external) that could negatively affect the local/regional economy.

<p style="text-align: center;"><b>S</b> </p> <p style="text-align: center;"><b>STRENGTHS</b></p>	<p style="text-align: center;"><b>W</b> </p> <p style="text-align: center;"><b>WEAKNESSES</b></p>
<ul style="list-style-type: none"> <li>- Desirable place to live; uniqueness within the Metroplex</li> <li>- High-quality, K-12 education offerings</li> <li>- Extensive trail system and outdoor space</li> <li>- High education/income population</li> <li>- Central location within the Dallas-Fort Worth Metroplex</li> <li>- Proximity to DFW International Airport &amp; Major Highways</li> <li>- Proven mixed-use development success</li> </ul>	<ul style="list-style-type: none"> <li>- Lack of affordable workforce housing</li> <li>- Under-leveraged developments have led to lack of trust</li> <li>- Development process is cumbersome</li> <li>- Lack of understanding of the benefits of economic development</li> <li>- Retail leakage and lack of entertainment options</li> <li>- Polarized views on growth and development within the community</li> <li>- Lack of worker mobility options for employers</li> </ul>
<p style="text-align: center;"><b>O</b> </p> <p style="text-align: center;"><b>OPPORTUNITIES</b></p>	<p style="text-align: center;"><b>T</b> </p> <p style="text-align: center;"><b>THREATS</b></p>
<ul style="list-style-type: none"> <li>- New development on the west side of Town, including mixed-use and commercial</li> <li>- River Walk and Lakeside completion</li> <li>- Leverage incentives to attract the types of development the Town wants</li> <li>- Investment in employment centers focused on high-income workers</li> <li>- Redevelopment of east Flower Mound properties</li> <li>- Leverage workforce and higher education for BRE</li> <li>- Potential to grow healthcare, higher education, and professional services sectors</li> <li>- Education on economic development and diversified tax base</li> <li>- Potential for additional outdoor recreation offerings</li> </ul>	<ul style="list-style-type: none"> <li>- Perceived residential growth overwhelming community infrastructure</li> <li>- Unsustainable property tax base</li> <li>- Over saturation of the regional retail market</li> <li>- Increased competition from municipalities</li> </ul>

# PLAN GOALS

Based on the SWOT Analysis, there are four strategic goals that emerge as priorities for Flower Mound’s economic future as the basis for this Plan.



## GOAL 1

### **Targeted Business Development**

Attract and retain employers to diversify the tax base and provide opportunities for Town residents.

*continued on page 14...*



## GOAL 2

### **Maximizing Resources through Engagement and Collaboration**

Build on the momentum of the planning effort by keeping stakeholders and residents engaged.

*continued on page 15...*



## GOAL 3

### **Purposeful Development and Redevelopment**

Enhance the Town’s economic vitality by concentrating development efforts in approved areas.

*continued on page 16...*



## GOAL 4

### **Investment in Quality Placemaking and Associated Infrastructure**

Preserve Flower Mound’s distinctive character by investing in amenities and entertainment options and the infrastructure needed to support them.

*continued on page 18...*

## GOAL 1. TARGETED BUSINESS DEVELOPMENT

The Town of Flower Mound is characterized by a high ratio of residential to commercial properties, placing a significant tax burden on residential property owners. To ease this burden and ensure continued economic strength, Flower Mound should enhance its business development and attraction efforts. With an **increased focus on business retention and expansion**, including more frequent communication with businesses about their needs, the Town will be poised to better support existing companies. Flower Mound is also positioned to attract new businesses in target sectors such as professional services, healthcare, and education. These sectors are not only the Town’s top employers (with significant employment growth over the past decade) but are also aligned with Flower Mound’s well-educated and high-earning population.



*Texas Health Presbyterian Hospital, located in the River Walk development, employees around 500 people.*



*Lakeside DFW is Flower Mound’s first vertically integrated mixed-use development containing a variety of housing, shops, restaurants, and entertainment options.*

***Supporting existing businesses is just as important as attracting new ones.***

Flower Mound’s existing strength in the healthcare sector, highlighted by **Texas Health Presbyterian Hospital**, a distance learning support center for **Midwestern State University (MSU)**, and a branch campus for **North Central Texas College (NCTC)**, presents a special opportunity. The Town can use these assets to recruit additional medical facilities and educational institutions ahead of other communities in the region. Additionally, the success of the Lakeside development in leasing **Class A office space** indicates a strong demand for commercial real estate. By expanding commercial real estate products, Flower Mound can attract businesses seeking to grow within the Town.

## GOAL 2. MAXIMIZING RESOURCES THROUGH ENGAGEMENT AND COLLABORATION

As mentioned in the previous section, Flower Mound is fortunate to have two higher education institutions with a local presence, North Central Texas College (NCTC) and Midwestern State University (MSU) with a distance learning support center. The Town should continue looking for opportunities to engage and encourage these campuses' expansion within Flower Mound. In addition, there are five school districts that serve Flower Mound, though the majority of the Town is served by the Lewisville Independent School District (LISD) and Argyle Independent School District (AISD), which all present potential opportunities for collaboration. Recently, the Town has been participating in **LISD's Career Out and Junior Leadership** programs, which help facilitate relationships between the district, students and local businesses, and in the 23/24 school year, we scheduled targeted **FloMo Convo** meetings at the LISD high schools.

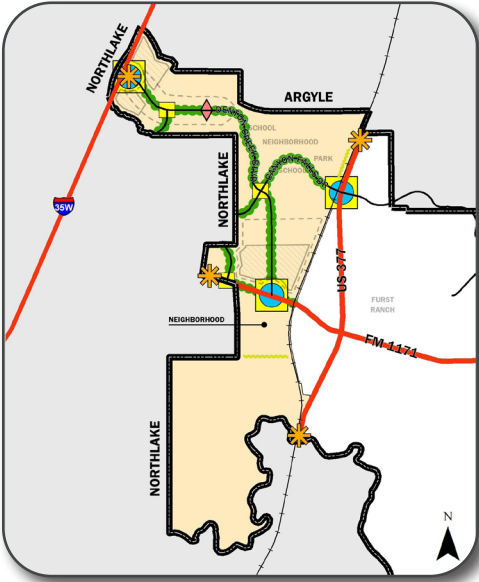


***Engaged residents are one of Flower Mound's most powerful economic assets.***

FloMo Convos are community meetings the Town hosts in order to get feedback on what we are doing well and how we can improve. In the past, there have been FloMo Convos meetings for all residents, as well as targeted installments for specific groups such as students, as well as the development community. The Town has used feedback from these meetings to improve our communications and resources. What the Town continually finds through our outreach efforts is that Flower Mound's residents are highly engaged: they love where they live, are passionate about green space and quality development, and are deeply invested in the Town's future. Recognizing this, it is important to continue to provide avenues for community engagement on economic development issues and help foster a shared vision for the future.

Other important local partners the Town works with are the **Governor's Office of Economic Development and Tourism**, the **Flower Mound Chamber of Commerce** and **Workforce Solutions North Central Texas**, whose mission is to advance business-driven solutions that promote economic growth, opportunity and a skilled workforce. Flower Mound should continue these while identifying other beneficial partnerships to ensure that high quality training and support is available to local businesses.

## GOAL 3. PURPOSEFUL DEVELOPMENT AND REDEVELOPMENT



The Denton Creek District Area Plan is located in the western region of Flower Mound providing great access to major highways in the area.

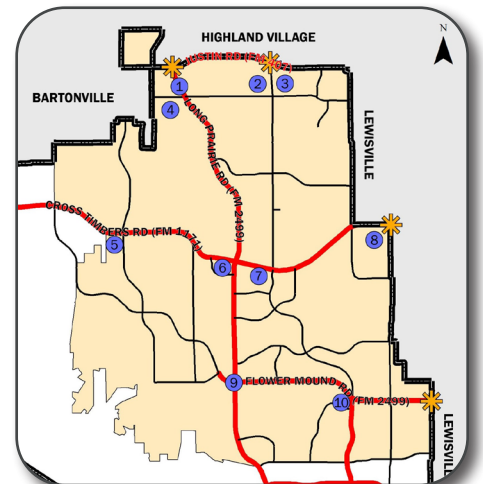
The I-35W corridor near Flower Mound is experiencing rapid development. Increased housing developments in surrounding communities, planned commercial projects, corporate relocations, and the ongoing expansion of Alliance all impact Flower Mound. Planned transportation improvements enhance access and mobility in the area and will further change the competitive landscape. These developments underscore the importance of a forward-thinking approach.

Flower Mound can leverage the development occurring along I-35W to explore various development types to the west within the **Denton Creek Area Plan**. With the surrounding population growth, proposed mixed-use developments and retail projects can provide residents with increased access to amenities and retail outlets. Balancing the need for additional development with the preservation of the Town's

character requires intentional development within approved areas, including **Furst Ranch** and **Monarch**. These, as well as other existing mixed use sites such as **Lakeside** and the **River Walk**, present opportunities to enhance Flower Mound's tax base with additions like Class A office space, expansion of medical opportunities, and increased retail options. By taking an active role, Flower Mound can secure a prosperous and balanced future.

***Redevelopment of aging retail areas offers a chance to modernize the Town's commercial core.***

In addition to new development, redevelopment in the **Long Prairie District** on the eastern side of Town also presents an exciting opportunity. Many of the big-box retail sites in this

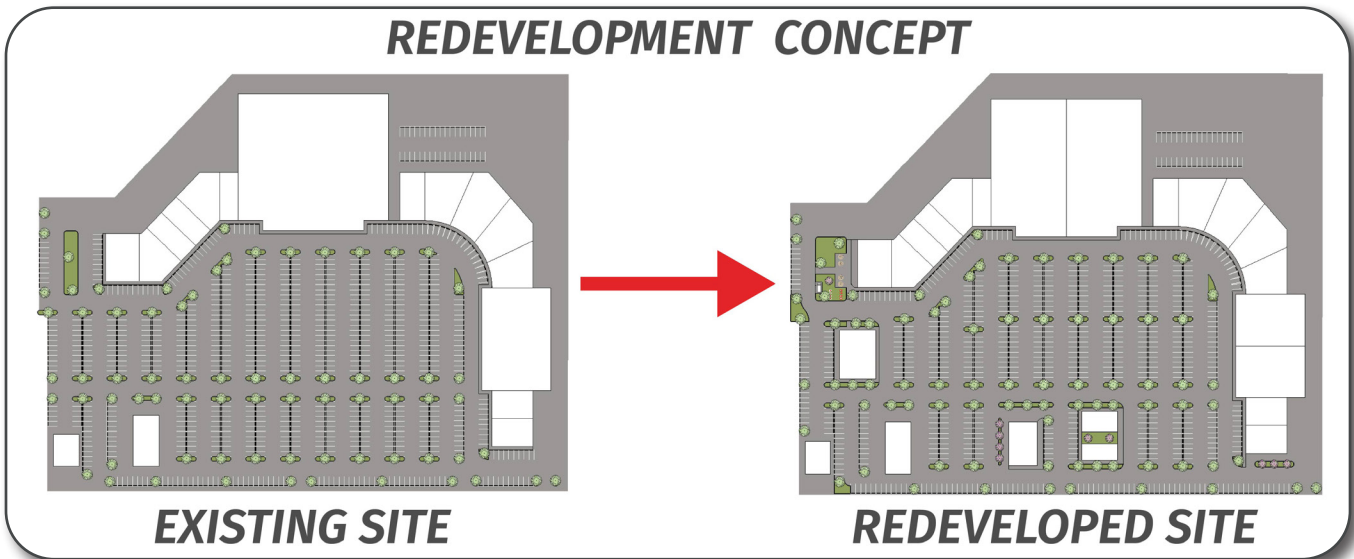
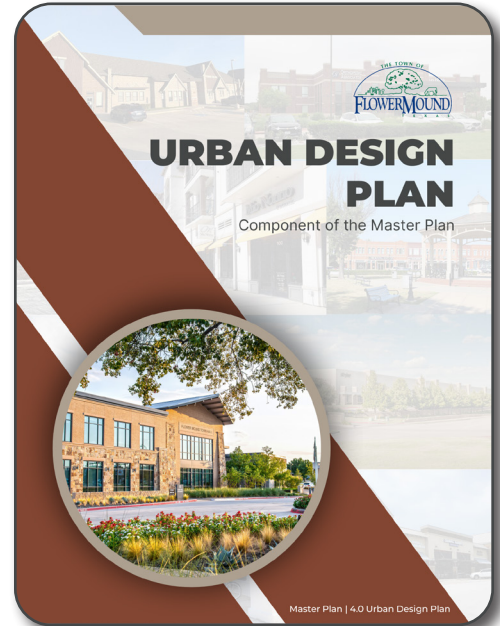


The Long Prairie District is located in the core of Flower Mound which includes most of the Town's retail centers and housing.

area were developed in the 1990s and 2000s, and the Town has already begun to see some of these transition to other uses, such as health care and gyms, as well as divide into smaller spaces. With the large e-commerce market that has developed within the last several years, while retailers still want a brick and mortar presence, it is oftentimes smaller than what was needed when existing shopping centers were originally developed. As the Town’s shopping centers age and shopping trends change, opportunities to redevelop with a wider variety of uses and creation of new social gathering spots may exist to fuel a diverse market.

As noted in the [Urban Design Plan](#) within the Master Plan, any future redevelopment of large retail centers should prioritize:

- Design strategies to strengthen the viability of existing activity centers and associated amenity areas,
- Improvements to the physical environment, including bringing landscaping up to current standards and utilizing native plantings, and
- Safety and walkability enhancements throughout the development and connections to nearby populations.



*A redeveloped site could include reductions to parking, new or modified tenant space, additional landscaping treatments, reduced curb cuts, and various amenity enhancements.*



## FINAL SUMMARY

The Town of Flower Mound occupies a unique position in the Dallas-Fort Worth Metroplex. More than a suburb, it has established itself as a distinctive community known for its family-friendly quality of life, excellent schools, abundance of green space, and vibrant neighborhoods. Its strategic location near major highways and Dallas Fort Worth International Airport (DFW) makes it attractive for residents and businesses, while its commitment to safety and community connection continues to draw families and professionals alike. As the Town's population grows and the surrounding areas develop, Flower Mound's future rests on an approach to growth that aligns with the community's values and aspirations.

Currently, the Town's tax burden falls disproportionately on residential properties. Through strategic recruitment and incentivization of high-quality businesses with elevated economic returns, it is the Town's goal to alleviate the tax burden on residents while fostering economic resilience.

Thoughtful and strategic development and redevelopment of key areas within the Town can help preserve its character while capitalizing on economic opportunities. With significant residential and commercial developments occurring along the I-35 corridor, Flower Mound has a unique opportunity to attract high-quality projects that resonate with the Town's values. Successfully leveraging these opportunities requires a clear vision supported by strategic investment. Collaboration between the Town and local stakeholders, as well as infrastructure improvements to support sustainable growth patterns, will be essential.

Developments that focus on Class A office space and retail are an integral part of this plan. Those developments should be supported by the surrounding residential components and community amenities. The success of Lakeside's mixed-use development in south Flower Mound serves as a model for other mixed-



*Lakeside International Office Center is Flower Mound's first Class A offices established in 2020 with approximately 138,500 SF of leasable space between two buildings.*

use projects. By focusing this type of development in specific areas such as Furst Ranch, vibrant hubs can be created without disrupting the integrity of existing neighborhoods.



*A view of the River Walk's Restaurant Row containing 23,570 square feet of restaurant space. The development includes a mix of uses such as retail, office, residential, hotels, and event spaces.*

Mixed-use developments are also needed to support the Town's target industries, professional services, education, and healthcare, which offer high-paying jobs to residents and present an opportunity to reduce commutes. By leveraging these sectors to attract commercial Class A office space, new developments can be aligned with the Town's character and the educational and income levels of its residents. Further, given the Town's strategic location and existing healthcare and education assets, it is well-positioned to establish a medical district that leverages its strengths and promotes sustainable economic growth.

To sustain Flower Mound's momentum and ensure a prosperous future, the Town must continue to balance thoughtful planning with proactive investment. By strengthening partnerships, prioritizing infrastructure that supports mixed-use and commercial growth, and aligning land-use decisions with long-term fiscal health, Flower Mound can cultivate vibrant districts that enhance quality of life while diversifying the tax base. With a clear strategic vision and a commitment to preserving the community's character, the Town is well-positioned to achieve resilient, sustainable growth that benefits residents and businesses for generations to come.

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(1)

(2)

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# ECONOMIC DEVELOPMENT PLAN

Component of the  
Master Plan

# 2026