

# Planning & Zoning Commission

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June 8, 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 22, 2026
2. July 13, 2026

### F. STAFF/DIRECTOR REPORT

1. Planning & Zoning Priorities

### G. 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 May 11, 2026 - Consider approval of the minutes from May 11, 2026.

## H. **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. ZPD26-0002 - Lowe's Outdoor Storage - Public Hearing to consider a request for rezoning (ZPD26-0002 - Lowe's Outdoor Storage) to amend Planned Development District-27 (PD-27) with Retail District-2 (R-2) uses and Commercial District-2 (C-2) uses that is subject to Specific Use Permit 281 (SUP-281) for a Home Improvement Center to amend Specific Use Permit 281 (SUP-281) to allow for outdoor sales, display and storage; both temporary and permanent. The property is generally located east of Long Prairie Road and south of Justin Road.

## I. **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 June 2, 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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May 11, 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  
Ryan Geddie, Place 4  
Scott Langley, Place 5  
Donald Gilmore, Place 6  
Michelle Jackson, Place 8 Alternate  
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:

Todd Bayuk, Place 3  
Clare Harris, Place 7

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

Gerald Pruitt, Town Attorney  
Poornima Kashyap, Planning Manager  
Ray Watson, Director of Economic Development  
Jersain Castanon, Senior Project Engineer  
Chuck Russell, Principal Planner  
LauriAnn Cash, Staff Liaison

### **B. INVOCATION**

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

### **D. PUBLIC COMMENT**

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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.*

	<b>Speaker name and municipality</b>	<b>Subject (as written on the form)</b>
1.	Sweetie Bowman	Residential lighting
2.	Susan Cox	May 2026 Election

*\* Indicates person did not wish to speak*

**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.

None

**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.

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

**AYES:** Hobbs, Geddie, Langley, Gilmore, Jackson, Fitzpatrick

**NAYS:** None

**RESULT:** 6 : 0

## 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.

### **STAFF PRESENTATION:**

Chuck Russell, Principal Planner

### **APPLICANT PRESENTATION:**

Daniel Stewart, Development Engineering Consultants, LLC; present for questions, no presentation

**ACTION:** Commissioner Jackson moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Fitzpatrick seconded the motion.

**AYES:** Hobbs, Geddie, Langley, Gilmore, Jackson, Fitzpatrick

**NAYS:** None

**RESULT:** 6 : 0

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.

### **STAFF PRESENTATION:**

Ray Watson, Director of Economic Development

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

*\* Indicates person did not wish to speak*

**ACTION:** Commissioner Gilmore moved to recommend approval of I.2. as presented in the agenda caption. Commissioner Langley seconded the motion.

**AYES:** Hobbs, Geddie, Langley, Gilmore, Jackson, Fitzpatrick

**NAYS:** None

**RESULT:** 6 : 0

**J. ADJOURN**

Chair Schultz adjourned the meeting at 7:30 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**GREGORY SCHULTZ, CHAIR**

**ATTEST:**

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**LAURIANN CASH, STAFF LIAISON**



# PLANNING & ZONING COMMISSION AGENDA H.1. REGULAR ITEM(S)

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**DATE:** June 8, 2026  
**FROM:** Chuck Russell, Principal Planner  
**ITEM:** **Public Hearing to consider a request for rezoning (ZPD26-0002 - Lowe's Outdoor Storage) to amend Planned Development District-27 (PD-27) with Retail District-2 (R-2) uses and Commercial District-2 (C-2) uses that is subject to Specific Use Permit 281 (SUP-281) for a Home Improvement Center to amend Specific Use Permit 281 (SUP-281) to allow for outdoor sales, display and storage; both temporary and permanent. The property is generally located east of Long Prairie Road and south of Justin 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 are modification requests 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

On December 1, 2003, the Town Council approved an ordinance amending Planned Development District-27 (PD-27) for Highlands Ranch that included approval of a Specific Use Permit (SUP) for the existing Lowe's Home Improvement center. The approved ordinance contained standards that limited the location of outside sales, display and storage. Other than plants for sale in "planter type containers made of building materials that match or complement the building materials of the home improvement center", outside sales, display and storage of materials must be contained within two screened areas. One area is the Garden Center on the north side of the building and the second area is on the east side (rear) of the main building.

The applicant is requesting to amend PD-27 to allow for outside sales, display and storage at various locations on the site in accordance with the attached PD Amendment Plan. These modifications include both permanent and temporary (seasonal) sales and display. The attached Draft PD standards and PD Amendment Plan provide a detailed list of the proposed materials and items. They are:

- exterior shelves or tables displaying goods for sale,
- goods for sale (such as building materials, plumbing materials, gardening materials, lawn mowers, grills, wheelbarrows, lumber, etc.),
- hot tubs/spas,
- lawn furniture,

- propane/natural gas cylinders,
- separate fenced areas,
- storage buildings,
- trailers,
- demonstration examples or projects - an area designated on Exhibit "K" for occasional parking of vans or trailers to demonstrate home improvement projects. These events are limited to three days in length,
- vending machines or food vendors,
- vehicles, all-Terrain Vehicles (ATVs) and Utility Task Vehicles (UTVs)
- sale of seasonal items and goods are permitted year-round as shown on Exhibit "K." This area will be fenced as shown on Exhibit "K".
- outside storage of bagged materials such as mulch, soil, sand and gravel.
- used appliances and pallets must be contained within trailers.

Section 82-272 of the Town Code states in part that all outdoor storage areas for materials, trash, mechanical equipment (to include ground-based satellite dishes), vehicles, and fountain equipment (retention ponds) or other similar items shall be screened by a screening device of sufficient height, and subject to the following conditions.

1. Wood fencing or screening is prohibited.
2. Smaller items measuring less than four feet in height may be screened by either plant material or a wall constructed of or finished with materials that match the main building of the site.

Sec. 98-992 of the Town Code allows the issuance of temporary sale permits for pumpkin and Christmas tree sales for a limited period of time from October through the day after Christmas. The applicant is requesting modification to allow sale of seasonal items and goods year-round in designated areas.

The applicant stated that the modifications would accommodate current operational needs while maintaining compliance with the surrounding development and the proposed amendments are intended to bring the existing site operations into compliance with the Planned Development requirements while clearly defining the permitted locations and types of outdoor sales, display, and storage activities. To ensure these areas are clearly identified and appropriately integrated into the site, staff is recommending that the designated outdoor sales, display, and storage area be physically and visually delineated through suitable site improvements such as landscaping or fences.

**BOARD REVIEW/CITIZEN FEEDBACK:**

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200ft of the subject property for all zoning application requests. ZPD26-0002 had a total of 20 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence and 1 phone call in support, and no items of correspondence in opposition.

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** Annabelle Ackling, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review this ordinance as to form and legality.

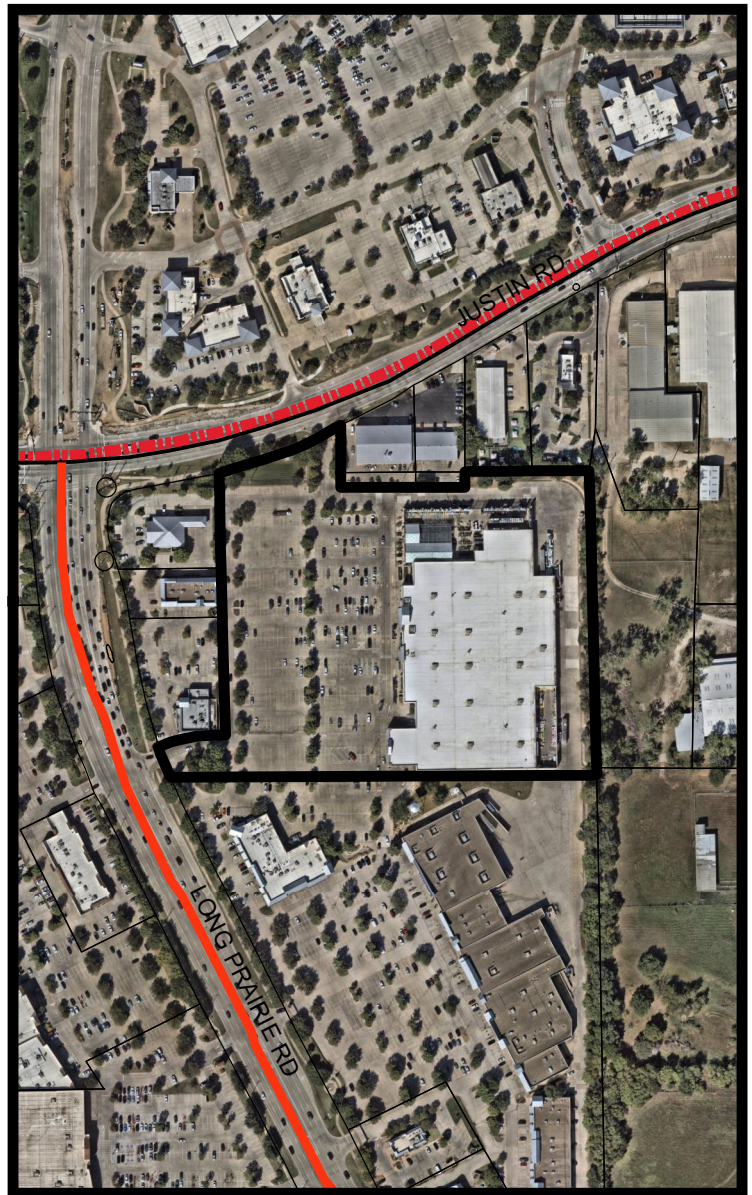
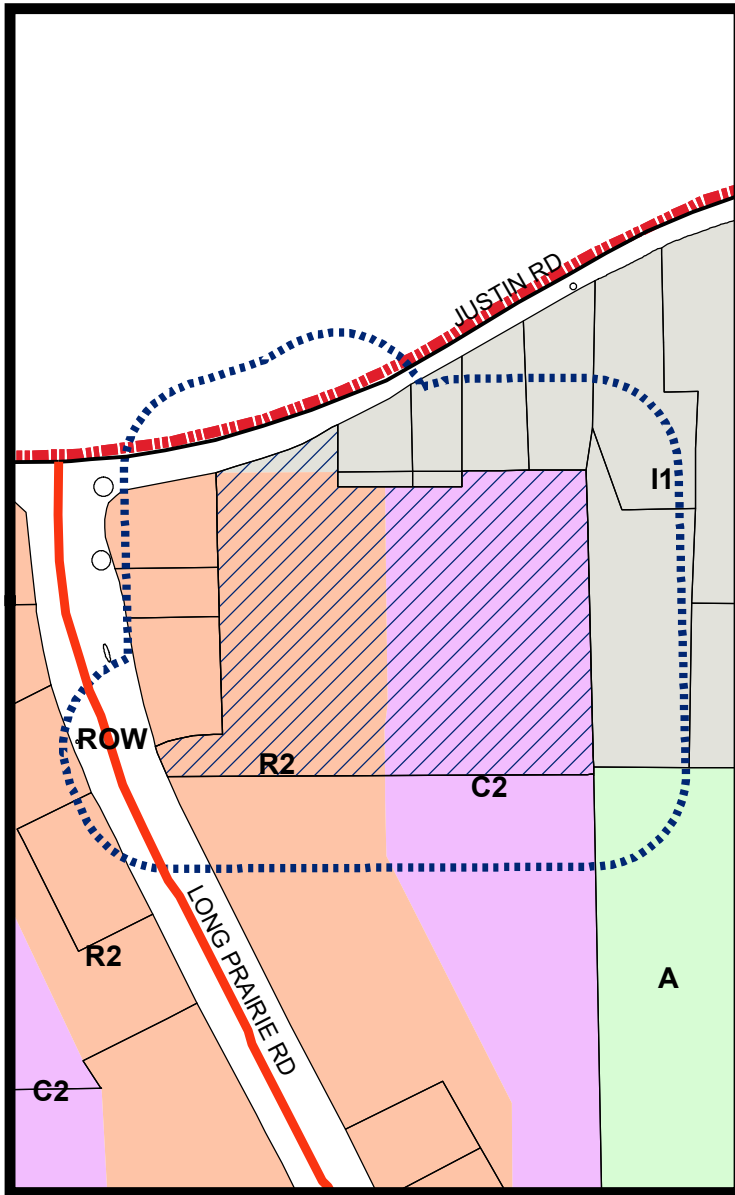
**ATTACHMENTS:**

1. Zoning & Aerial Map
2. Planned Development Package





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

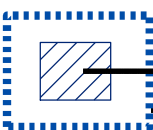

# Vicinity Map

ZPD26-0002: Lowe's Outdoor Storage



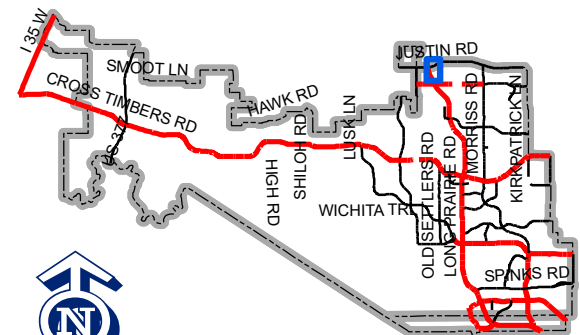
## LEGEND

-  Agriculture
-  Commercial 2
-  Industrial 1
-  Retail 2

-  Subject Property
-  200 ft Notification Buffer around 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





Engineering and Construction  
1000 Lowes Blvd., Mooresville, NC 28117

**Letter of Intent  
Planned Development (ZPD) Review  
June 1<sup>st</sup>, 2026**

The purpose of this application is to request approval of amendments to Planned Development 27 (PD-27) for the existing Lowe's Home Improvement store located at 6200 Long Prairie Road.

The subject property consists of approximately 13.13 acres and is currently developed as a Lowe's retail store. No building additions, site expansions, or other construction activities are proposed as part of this request.

The proposed amendments are intended to modify the existing PD-27 development standards related to outdoor sales, display, and storage activities in order to accommodate current operational needs while maintaining compliance with the surrounding development.

The following modifications are being requested:

1. Revise the outdoor storage provisions to allow designated outdoor storage areas identified on Exhibit "K" in addition to the existing Garden Center storage area. The existing masonry-screened Garden Center enclosure will remain subject to the current screening requirements.
2. Permit outdoor sales, display, leasing, and storage of materials customarily associated with a home improvement retail store within the areas identified on Exhibit "K". Examples include plants, building materials, gardening materials, lawn and garden equipment, grills, wheelbarrows, ATV/UTV, lumber, bagged materials, and similar merchandise.
3. Allow seasonal sales areas within the locations shown on Exhibit "K", including seasonal merchandise such as Christmas trees and other temporary promotional displays.
4. Permit designated outdoor storage areas for bagged landscape materials customarily associated with Lowe's retail operations as shown on Exhibit "K".
5. Permit temporary demonstration areas for home improvement projects within the location shown on Exhibit "K". Such events shall be limited to three days in duration.
6. Permit removable fencing within designated seasonal sales and display areas shown on Exhibit "K" to provide operational control and security for temporary merchandise displays.

The proposed amendments are intended to bring the existing site operations into compliance with the Planned Development requirements while clearly defining the permitted locations and types of outdoor sales, display, and storage activities. All outdoor activities will be limited to the areas identified on Exhibit "K".

Sincerely,

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**KK Yeow, Construction Manager  
Lowe's Home Centers, LLC.**



## Current Relevant Exhibit “C” Development Standards:

### C. MISCELLANEOUS STANDARDS

4. Outside storage is prohibited on Tract 3, other than that designed on the approved site plan for Lowe's. The outside storage areas shall be enclosed on three sides with a minimum eight-foot (8') masonry-screening wall to match the building. The remaining side shall contain an opaque metal gate. The gate shall remain closed when loading and unloading operations are completed. No materials shall be stacked above the height of the screening wall.
  
6. Outdoor display of plants for sale within Tract 3 shall be in planter type containers made of building materials that match or complement the building materials of the home improvement center. No other materials are allowed outside for sale, lease, or display. These prohibited outdoor materials include, but are not limited to:
  - a. exterior shelves or tables displaying goods for sale,
  - b. goods for sale (such as building materials, plumbing materials, gardening materials, etc.),
  - c. hot tubs/spas,
  - d. lawn furniture,
  - e. propane/natural gas cylinders,
  - f. separate fenced areas,
  - g. storage buildings,
  - h. trailers,
  - i. demonstration examples or projects,
  - j. vending machines or food vendors, or
  - k. vehicles.

## Applicant's Proposed Modifications:

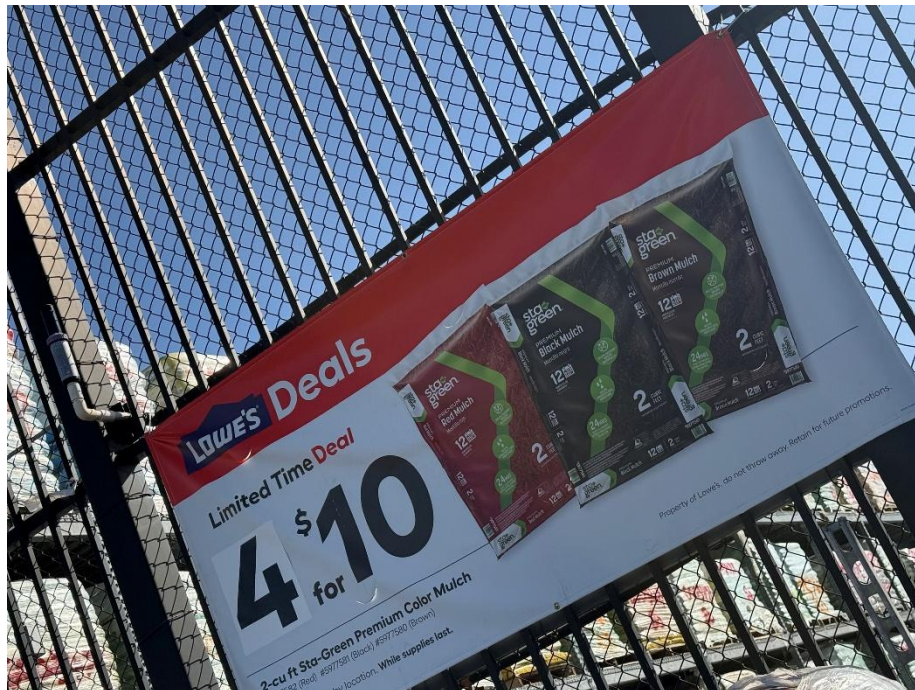
4. Outside storage is prohibited on Tract 3, other than that shown on the approved site plan for Lowe's or expressly authorized by Section C.6 and Exhibit "K". The outside storage areas as shown on the approved site plan and designated as the "Garden Center" shall be enclosed on three sides with a minimum eight-foot (8') masonry-screening wall to match the building. The remaining side shall contain an opaque metal gate. The gate shall remain closed when loading and unloading operations are completed. No materials shall be stacked above the height of the screening wall. Except as expressly authorized by Section C.6 and Exhibit "K," no outdoor storage, display, sales, leasing, parking, staging, or placement of goods, materials, equipment, trailers, vehicles, pallets, appliances, or similar items shall be permitted outside of the enclosed outside storage area.
  
6. Outdoor display, sales, leasing and storage within Tract 3 shall be limited to the materials and items and limited to the areas as shown on Exhibit "K" and shall include signage associated with outdoor display and sales. Exhibit "K" shall control the permitted location and area limits for permanent outdoor sales/display and seasonal sales/display, and this Section C.6 shall control the categories of items and activities permitted within those areas. In the event of a conflict between Exhibit "K" and this Section C.6, the more restrictive provision shall control. The areas marked for permanent display/storage shall be delineated on the site to match the locations identified on Exhibit "K." The height of the storage shall not exceed six feet 3 inches (6' 3") in height. The allowed materials and items are limited to the following:
  - a. exterior shelves or tables displaying goods for sale,
  - b. goods for sale (such as building materials, plumbing materials, gardening materials, lawn mowers, grills, wheel barrows, lumber, etc.),
  - c. hot tubs/spas,
  - d. lawn furniture,
  - e. propane/natural gas cylinders,
  - f. separate fenced areas,
  - g. storage buildings,
  - h. trailers,
  - i. demonstration examples or projects - an area designated on Exhibit "K" for occasional parking of vans or trailers to demonstrate home improvement projects. These events are limited to three days in length.
  - j. vending machines or food vendors, or
  - k. vehicles, all-Terrain Vehicles (ATVs) and Utility Task Vehicles (UTVs)
  - l. sale of seasonal items and goods are permitted year-round as shown on Exhibit "K." This area will be fenced as shown on Exhibit "K".
  - m. outside storage of bagged materials such as mulch, soil, sand and gravel.
  - n. used appliances and pallets must be contained within trailers.

Applicant's Examples of Outside Sales, Display and Storage Items and Materials





Applicant's Examples of Outside Sales, Display and Storage Items and Materials



Applicant's Examples of Outside Sales, Display and Storage Items and Materials





