

# Planning & Zoning Commission

---



June 8, 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 6:31 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  
Donald Gilmore, Place 6  
Michelle Jackson, Place 8 Alternate  
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:  
Scott Langley, Place 5  
Vacant, Place 7

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

Lindsey Hale, Town Attorney  
Poornima Kashyap, Planning Manager  
Bob Pegg, Town Engineer  
Chuck Russell, Principal 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.

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

*Names listed below do not 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. 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.

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

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

**NAYS:** None

**RESULT:** 6 : 0

## 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.

**STAFF PRESENTATION:**

Chuck Russell, Principal Planner

**APPLICANT PRESENTATION:**

KK Yeow, Lowe's

*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 Bayuk moved to recommend approval of H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

**AYES:** Hobbs, Bayuk, Gilmore, Jackson

**NAYS:** Geddie, Fitzpatrick

**RESULT:** 4 : 2

**I. ADJOURN**

Chair Schults adjourned the meeting at 7:49 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

---

**GREGORY SCHULTZ, CHAIR**

**ATTEST:**

---

**LAURIANN CASH, STAFF LIAISON**