



## PLANNING AND ZONING COMMISSION MEETING FEBRUARY 17TH, 2026 MINUTES

City Hall, 120 El Chico Trl., Suite A, Willow Park, TX 76087

Tuesday, February 17, 2026 at 6:00 PM

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### CALL TO ORDER

Jared called the meeting to order at 6:02 PM

### DETERMINATION OF QUORUM

### PUBLIC COMMENTS (Limited to five minutes per person)

*To address the Commission, residents must complete a speaker form and turn it in to the City Secretary at least five (5) minutes before the start of the meeting. The Rules of Procedure state that all comments are to be limited to five (5) minutes for each speaker provided that there are no more than ten (10) speakers. If there are more than ten (10) speakers, the Commission Chair may reduce the applicable time limits to speak to three (3) minutes. Pursuant to the Texas Open Meetings Act, the Commission is not permitted to take action on or discuss any item not listed on the agenda. The Commission may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; (3) propose the item be placed on a future agenda (Tex. Govt. Code §551.042). Each speaker shall approach the podium or designated speaker location and state his/her name and address before speaking. Speakers shall address the City Council with civility that is conducive to appropriate public discussion. Speakers may only address the Planning & Zoning Commissioners and not individual officials, commission members, committee members, or employees. The public cannot speak from the gallery, but only from the podium or designated speaker location.*

### PUBLIC HEARINGS:

- 1. PUBLIC HEARING** to consider a request for change in rezoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.

**OPENED HEARING: 6:04PM**

## **CLOSED HEARING: 6:05PM**

Jared Fowler opened the public hearing at 6:04PM and Closed at 6:05PM. No speakers.

- 2. PUBLIC HEARING** to consider a request for change in rezoning from "Class III - Business: "C" Commercial District and Class V - IH-20 Overlay District" to "Class II - Residential: "R-3" Multifamily District" for the Christ Church West Assembly of God, being the owner of Lot 1 Block 2 of FAWCETT ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 144, P.R.C.T. within the JOHN H PHELPS SURVEY Abstract Number 1046, Parker County Texas, containing approximately 6.03 acres, more or less, and within the City of Willow Park, Texas.

## **OPENED HEARING: 6:06PM**

## **CLOSED HEARING: 6:06PM**

Jared Fowler opened the public hearing at 6:06PM and Closed at 6:06PM. No speakers.

## **AGENDA ITEMS:**

- 3. Approval of Planning & Zoning Meeting Minutes:** Tuesday, December 16th, 2025 at 6:00PM

Jared Fowler presented the meeting minutes, motion made by Michael Chandler to approve minutes and it was seconded by Rodney Wilkins.

- 4. DISCUSSION & ACTION:** to consider a request for change in rezoning from "Class II: Residential: 'R-1' Single-Family District" to "Class I: Special Purpose: 'PD/BD' Planned Development District" for the Beall-Dean Ranch Development, being a tract of land in the F.H. HAMMON SURVEY, Abstract No. 673, the HEIRS OF FRANCISCO SANCHEZ SURVEY, Abstract No. 2346, and the H.T. & B.R.R. CO. SURVEY NO. 5, Abstract No. 647, described in the deed to John Henry Dean III recorded in volume 1441, page 424 of the Official Public Records of Parker County, Texas, containing approximately 317.732 acres, more or less, and within the City of Willow Park, Texas.
- 5. DISCUSSION & ACTION** to consider a request for change in rezoning from "Class III - Business: "C" Commercial District and Class V - IH-20 Overlay District" to "Class II - Residential: "R-3" Multifamily District" for the Christ Church West Assembly of God, being the owner of Lot 1 Block 2 of FAWCETT ADDITION, an addition to the City of Willow Park, Parker County, Texas, according to the plat thereof recorded in Cabinet D, Slide 144, P.R.C.T. within the JOHN H PHELPS SURVEY Abstract Number 1046, Parker County Texas, containing approximately 6.03 acres, more or less, and within the City of Willow Park, Texas.

Jared Fowler read the agenda item, Chelsea Kirkland presented the Willow Crossing Apartments and mentioned that developer was here for questions. Each commissioner

had questions that were answered and discussed. Motion to approve item by Ever Gomez, and seconded by Rodney Wilkins. All in favor.

## **EXECUTIVE SESSION**

*In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council will recess in Executive Session (closed meeting) to discuss the following:*

## **RECONVENE INTO OPEN SESSION**

*In accordance with the Texas Government Code, Chapter 551, the Commission will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.*

**ADJOURN** - Meeting Adjourned at 6:39PM.

*As authorized by Texas Government Code, § 551.127, one or more Council Members or employees may attend this meeting remotely using video conferencing technology.*

[ckirkland@willowpark.org](mailto:ckirkland@willowpark.org)

Any member of the public has the right to appear at the Public Hearing. Please contact the Development Department at 817-441-7108 with any questions.

CERTIFICATION I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, 120 El Chico Trail, Suite A, Willow Park, TX 76087, a place convenient and readily accessible to the general public at all times and was posted on the city website, and said Notice was posted on the following date and time: February 10th, 2026, at 5:00 p.m. and remained so posted continuously for at least 72 hours before said meeting is to convene.

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Chelsea Kirkland  
City Planner – Development

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-441-7108, or by email at [dmcmullen@willowpark.org](mailto:dmcmullen@willowpark.org). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://www.willowparktx.gov/>

**THESE MINUTES WERE APPROVED BY WILLOW PARK PLANNING & ZONING COMMISSION:**

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**P&Z COMMISSION CHAIR/CO-CHAIR**

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**Date**