



**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**7105 WHITLEY ROAD, WATAUGA, TEXAS 76148**  
**WEDNESDAY, APRIL 1, 2026**  
**6:30 PM**

**CALL TO ORDER**

**ROLL CALL**

**ANNOUNCEMENTS**

**PRESENTATIONS**

**PUBLIC COMMENT** This is an opportunity for citizens to address the Commission on items not posted on the current meeting agenda. Only those who have submitted a proper "Request to Speak Form" shall be permitted to speak. Citizens should provide their name and address for the record and will have no more than 3 minutes to speak. If representing an organization or group, the speaker should identify who they represent. Those wishing to speak are reminded 1). All comments are to be directed to the Commission. 2) Be respectful of others. 3) No profanity permitted. 4) Violators will be removed from the premises. No discussion by the Commission or Staff is allowed except to correct factual inaccuracies or request that the item be placed on a future agenda.

**PUBLIC TESTIMONY FOR ACTION ITEMS** This is an opportunity for citizens to address the Commission on current agenda action items (excludes presentations and reports). Only those persons who have submitted a proper "Request to Speak Form" will be allowed to speak. Citizens will be required to state their name and address for the record. They have up to 3 minutes to speak, and their comments must be germane to the item. If speaking for an organization or group, the speaker should identify the group represented. Commission members may ask questions or discuss the item with the citizens directly.

**REPORTS**

**CONSENT AGENDA** All the items on the consent agenda are considered to be self-explanatory by the Commission and will be enacted with one motion, one second, and one vote. There will be no separate discussion of these items. Any member wishing to pull an item may do so.

1. Consider action to approve the meeting minutes of the September 17, 2025 regular meeting of the Planning and Zoning Commission.

## **PUBLIC HEARING**

1. Z.26-01: Public hearing for a request from Christopher H. Blevins for a zoning change from Single-family (SF6) to Planned Development (PD), for the property known as 6401 Chapman Rd, being 26.8 acres described as Abstract 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey.

## **ACTION ITEMS**

1. Z.26-01: Consideration of a request from Christopher H Blevins and approval of a preliminary report for a zoning change from Single-family (SF6) to Planned Development (PD) at 6401 Chapman Road, being 26.8 acres described as Abstract No. 1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

**Jeannette Garcia, Planner I**

**Randy Richards, CFM, Assistant Director of Public Works**

**Paul Hackleman, Director of Public Works**

2. P.26-01: Consideration of a request from Scott Sandlin, Sandlin Homes for a preliminary plat for property commonly known as 6401 Chapman Road, being 26.8 acres described as Abstract No. 1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

**Jeannette Garcia, Planner I**

## **ITEMS FOR FUTURE AGENDAS**

## **ADJOURNMENT**

**Meeting Notices and Reservation of Rights** The City Council/Board/Commission/Committee may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code if the requisite information is otherwise posted; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code (as applicable) when determined necessary by the [City Council/Board/Commission/Committee] to address a subject matter on the agenda. Action, if any, will be taken in open session. Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city council, boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers

constitute a quorum. The members of the city council, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city council, body, board, commission or committee subject to the Texas Open Meetings Act.

[PZA\_LEGAL\_INFO]  
**NOTICE**

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625 FOR FURTHER INFORMATION.

I, Linda Proskey, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on March 26, 2026, before 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey  
City Secretary





## AGENDA MEMORANDUM

**DATE:** February 11, 2026  
**TO:** Planning and Zoning Commission Members  
**FROM:** Jeannette Garcia, Planner I  
**SUBJECT:** Consider action to approve the meeting minutes of the September 17, 2025 regular meeting of the Planning and Zoning Commission.

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**BACKGROUND/INFORMATION:**

This item contains meeting minutes from September 17, 2025 for Planning and Zoning review and approval.

**FINANCIAL IMPLICATIONS:**

NA

**RECOMMENDATION/ACTION DESIRED:**

Staff recommends the Planning and Zoning Commission review and approve the meeting minutes as presented.

**ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. September 17, 2025 - Regular Meeting Minutes - DRAFT

**REVIEWED BY:**

Randy Richards, CFM, Assistant Director of Public Works	Approved - 3/23/2026
Paul Hackleman, Director of Public Works	Approved - 3/23/2026
Sandra Gibson, City Manager	Approved - 3/24/2026
Linda Proskey, City Secretary	Final Approval - 3/26/2026

*Approved as to form for inclusion on Agenda*



"A GREAT PLACE TO LIVE"

**MINUTES  
PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 17, 2025  
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD  
REGULAR MEETING  
6:30 P.M.**

**CALL TO ORDER**

Chairperson Karen Isbell called the meeting to order at 6:30 p.m.

**ROLL CALL**

Sebastian Posada	Place 1, Member
Quincy Adams	Place 2, Secretary
Jillian Giles	Place 3, Vice-Chairperson
VACANT	Place 4, Member
Darlene Chavious	Place 5, Member
Karen Isbell	Place 6, Chairperson
Sharon Gehle	Place 7, Member

And

Pat Shelbourne	City Council Place 1, Liaison
Jeannette Garcia	Planner I
Art Miner	Mayor

**PRESENTATIONS**

Oath of office was led by Mayor Arthur L. Miner for Members who were reappointed and served in the odd-numbered places. Members include Place 1, Sebastian Posada; Place 3, Jillian Giles; Place 5, Darlene Chavious; and Place 7, Sharon Gehle.

**PUBLIC COMMENT**

Chairperson Isbell called for Public Comment, and one participant requested to speak. John Reddin, 8217 Lara Lane, Watauga, addressed the commission regarding notification of election location. He inquired about exemptions for seniors over 65, to include school taxes. Mayor Miner addressed Mr. Reddin and advised they could visit at the conclusion of the meeting.

Mayor Miner also reminded the members and audience that four (4) Town Hall meetings, including Q&A sessions and tours, are taking place with the first one having

occurred September 13, 2025. Three additional sessions are scheduled for September 22, 2025, October 7, 2025 and October 16, 2025. The Bond election will be on November 4, 2025 election ballot.

## **PUBLIC TESTIMONY FOR ACTION ITEMS**

Chairperson Isbell called for Public Testimony for action items, and there were no participants requesting to speak.

## **ANNOUNCEMENTS**

## **CONSENT AGENDA**

1. Consider action to approve the meeting minutes of October 16, 2024, regular meeting of the Planning and Zoning Commission

Chairperson Isbell entertained a motion. Member Quincy made a motion to approve October 16, 2025 minutes as presented and Member Giles seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Adams, Giles, Chavious, Gehle  
NAYS: None  
ABSENT: None  
ABSTAIN: None

The motion carried 5-0-0-0.

## **ACTION ITEMS**

1. Discussion and action on selection of Chairperson, Vice-Chairperson and Secretary.

- a. Chairperson Isbell entertained a motion for selection of Chairperson. Member Gehle made a motion to select Member Isbell as Chairperson and Member Giles seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Adams, Giles, Chavious, Gehle  
NAYS: None  
ABSENT: None  
ABSTAIN: None

The motion carried 5-0-0-0.

- b. Chairperson Isbell entertained a motion for selection of Vice-Chairperson. Member Adams made a motion to select Member Giles as Vice-Chairperson and Member Chavious seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Adams, Giles, Chavious, Gehle  
NAYS: None  
ABSENT: None  
ABSTAIN: None

The motion carried 5-0-0-0.

- c. Chairperson Isbell entertained a motion for selection of Secretary. Member Giles made a motion to select Member Adams as Secretary and Member Posada seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Adams, Giles, Chavious, Gehle  
NAYS: None  
ABSENT: None  
ABSTAIN: None

The motion carried 5-0-0-0.

### **ITEMS FOR FUTURE AGENDAS**

Sebastian Posada	Place 1 - None
Quincy Adams	Place 2 – None
Jillian Giles	Place 3 – None
VACANT	Place 4
Darlene Chavious	Place 5 – None
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 – None

### **ADJOURNMENT**

With there being no further items to discuss, Chairperson Isbell adjourned the meeting at 6:48 p.m.

**APPROVED:** this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**SIGNED:** this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**APPROVED:** \_\_\_\_\_  
Karen Isbell, Chairperson

**ATTEST:** \_\_\_\_\_  
Quincy Adams, Secretary

**NOTE:** Original Audio Recording of this meeting is preserved and maintained by the City Secretary's Office.



## AGENDA MEMORANDUM

**DATE:** February 11, 2026

**TO:** Planning and Zoning Commission Members

**FROM:** Jeannette Garcia, Planner I  
Randy Richards, CFM, Assistant Director of Public Works  
Paul Hackleman, Director of Public Works

**SUBJECT:** Z.26-01: Public hearing for a request from Christopher H. Blevins for a zoning change from Single-family (SF6) to Planned Development (PD), for the property known as 6401 Chapman Rd, being 26.8 acres described as Abstract 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey.

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### **BACKGROUND/INFORMATION:**

Christopher H. Blevins, applicant/agent of Baird, Hampton & Brown, submitted an application for a zoning change to allow for development of a new neighborhood consisting of eighty-eight (88) single-family homes and seven (7) open space lots on 26.871 acres which is commonly known as 6401 Chapman Road, located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road.

The property today is registered with the City of Watauga as vacant property and is mostly undeveloped. The property has an old farmhouse, barn, additional accessory structures and open land with trees scattered throughout. Singing Hills Creek runs through the property with approximately 55% of the site currently within the 100-year floodplain. Preliminary flood studies show the floodplain could be reduced to approximately 8.3 acres, allowing the remainder of the property to develop as proposed.

The development name chosen is "Saddle Crest", in keeping with the tradition of the riding academy near the southwest corner of the property. Street names were selected with the same theme in mind, as well as, the screening materials and amenities.

Connectivity within the development to surrounding areas is limited. However, access to the development is proposed to be from Chapman Road on the south and Thomas Place at the northeast corner.

The property is identified in the Future Land Use Plan as "Low Density Residential" and will remain as such. The request for Planned Development (PD) zoning will remain consistent with a single-family residential development. Improvements to the property will



## **AGENDA MEMORANDUM**

be designed to enhance the overall urban design and nature of the property and surrounding area.

The request for the PD is proposed due to the lot size being less than the minimum lot area and lot width in the SF6 regulations required in Sec. 115-62 of the Code of Ordinances, Chapter 115, Zoning.

Proposed language in the PD ordinance specifies the following residential size regulations and lot numbers:

- The minimum lot area shall be no less than five thousand five hundred (5,500) square feet.
- The lot width for a residential dwelling shall be no less than fifty (50) feet.
- The bulk-controlled area of the dwelling shall be no less than one thousand four hundred fifty (1,450) square feet.
- The maximum number of lots shall be eighty-eight (88).

Every Planned Development district approved under the provisions of the zoning chapter shall be considered as an amendment to the ordinance as applicable to the property involved. In approving the planned development district, the city council may impose conditions relative to the standard of development and such conditions shall be complied with before a letter of acceptance is issued for the use of the land or any structure which is part of the planned development district; and such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a building final. Minor changes to an approved development plan may be authorized by the zoning administrator pursuant to the code of ordinances.

The estimated list price for the new homes is projected to be in the range of \$450,000 to \$590,000 with the average sales price in a five (5) mile radius to be approximately \$300,000.

The public hearing notice was duly posted and published by the City Secretary's Office on Tuesday, March 17, 2026 in the Commercial Recorder. Written notice of the public hearing on the proposed changes was sent to all owners of property, or to the person rendering the same for city taxes within two hundred (200) feet of the subject properties affected, thereby giving them an opportunity to comment, in accordance with Section 115-35 (c)(3)(b) and Section 115-35 (c)(3)(d3).

### **FINANCIAL IMPLICATIONS:**



## AGENDA MEMORANDUM

None

### **RECOMMENDATION/ACTION DESIRED:**

The Development Review Team respectfully request consideration of comments received during the public hearing for the proposed zoning request to be presented at the April 13, 2026 City Council regular meeting.

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. Public Hearing Notice - Commercial Recorder 03-17-2026
2. Signed Mailed Notice - 6401 Chapman Road
3. PH Notice Responses Received

### **REVIEWED BY:**

Randy Richards, CFM, Assistant Director of Public Works	Approved - 3/23/2026
Paul Hackleman, Director of Public Works	Approved - 3/24/2026
David Berman, City Attorney	Approved - 3/26/2026
Sandra Gibson, City Manager	Approved - 3/26/2026
Linda Proskey, City Secretary	Final Approval - 3/26/2026

*Approved as to form for inclusion on Agenda*

*Publisher's Affidavit*

STATE OF TEXAS  
COUNTY OF TARRANT

I, JOHN M. BONDURANT, JR., PUBLISHER of the **COMMERCIAL RECORDER**, am over the age of 18, have knowledge of the facts stated herein, and am otherwise competent to make this affidavit. The **COMMERCIAL RECORDER**, of Fort Worth, Tarrant County, Texas, is a newspaper of general circulation which has been published in Tarrant County regularly and continuously for a period of over one year prior to the first day of publication of this notice. The **COMMERCIAL RECORDER** is qualified to publish legal notices according to Article 28e, Revised Civil statutes of Texas.

I, solemnly swear that the notice hereto attached was published in the **COMMERCIAL RECORDER**, on the following dates, to-wit:

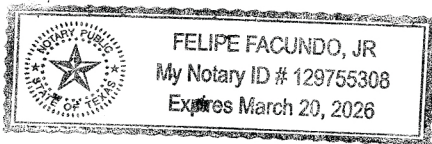
March 17, 2026

  
\_\_\_\_\_

Sworn to and subscribed before me this

18th day of March, A.D. 2026

  
\_\_\_\_\_  
Notary Public, Tarrant County, Texas



**NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that there will be public hearings before the City of Watauga Planning and Zoning Commission at their scheduled meeting on April 1, 2026 beginning at 6:30 p.m. and the City of Watauga City Council at the regularly scheduled meeting on April 13, 2026 beginning at 6:30 p.m. in the City Council Chambers at 7105 Whitley Road, Watauga, TX regarding the following item:

**Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

Published on March 17, 2026 in the Commercial Recorder, Published Legals Section.

I, Linda Proskey, City Secretary for the City of Watauga, Texas, hereby certify that this notice was posted on the official bulletin board at City Hall, 7105 Whitley Road, Watauga, Texas, on March 17, 2026 before 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.

/s/ Linda Proskey  
Linda Proskey, City Secretary



## Public Hearing Notice – Zoning Change Request

March 16, 2026

Dear Property Owner:

The Planning and Zoning Commission will hold a public hearing to consider a request for a zoning change during the scheduled meeting on April 1, 2026, beginning at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The City Council will hold a public hearing to consider the request for a zoning change during the regular meeting on April 13, 2026, beginning at 6:30 PM in the City Council Chamber at Watauga City Hall, 7105 Whitley Road. The purpose is to receive comments regarding the following item:

**Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

In accordance with State law, you are receiving this notice due to public records available through Tarrant Appraisal District which reflect you are the owner(s) of one or more parcels within two hundred (200) feet of the subject property. A site map is attached for your information. This notice will serve as public notice for all properties owned in the subject area.

If you are interested, you are invited to attend these meetings. If you cannot attend these meetings and wish to provide written comments or documentation for consideration, please return your information on the attached response form.

If you have any questions, please contact me at 817-514-5827 or e-mail [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org).

Sincerely,

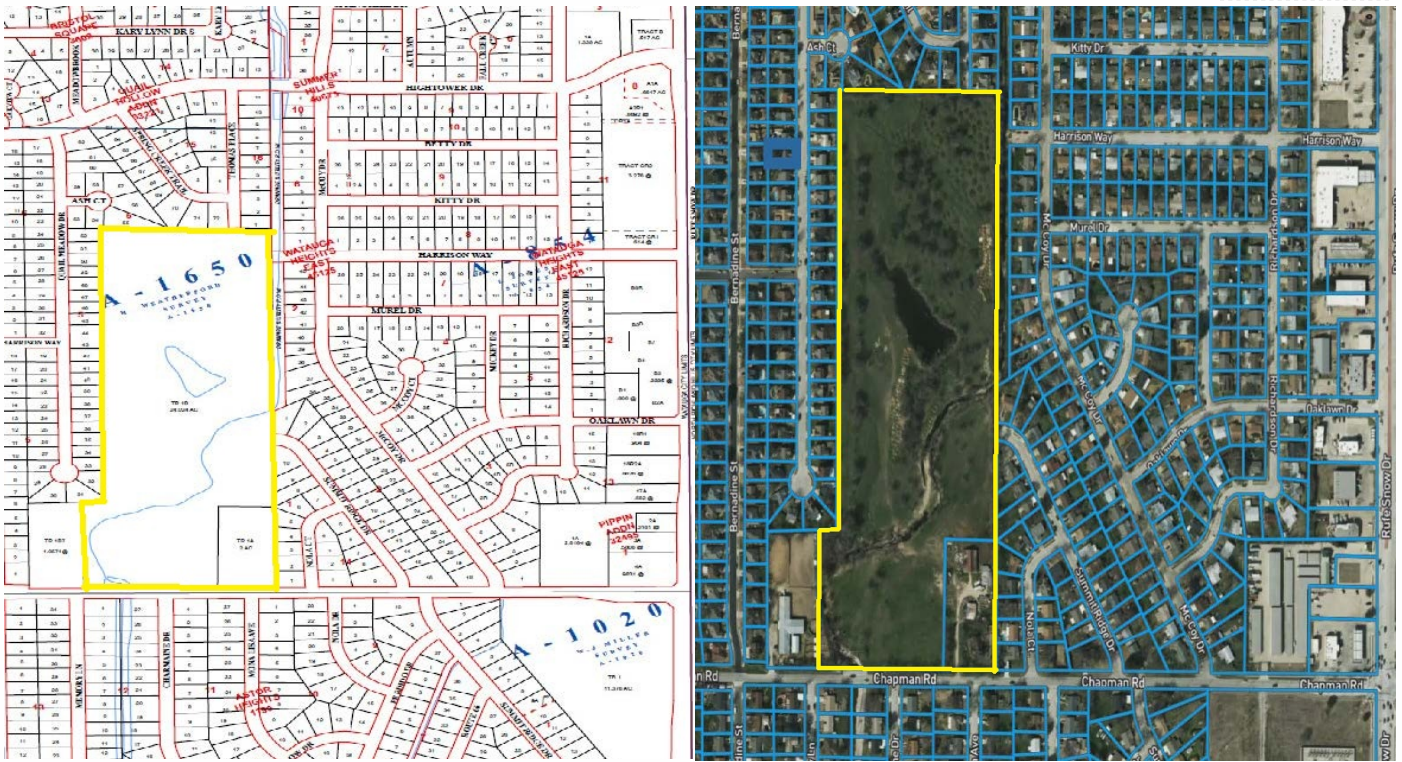
  
Jeannette Garcia  
Planner I

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

# Location Maps



## 6401 Chapman Road



Prepared by Development Services 03/02/2026

DISCLAIMER: \*This product is for informational purposes only and represents the approximate relative location of property boundaries.

To: City of Watauga, Texas

From: \_\_\_\_\_

\_\_\_\_\_  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

I PROTEST THE PROPOSED REQUEST

I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

To: City of Watauga, Texas

From: Joe McAnally

6401 CHAPMAN DR.  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

I PROTEST THE PROPOSED REQUEST

I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support ASA COOWNER OF THIS PROPERTY, I STRONGLY SUPPORT THE DEVELOPMENT. THE PROPERTY HAS BEEN VACATED, AND THE THREE REMAINING HEIRS DO NOT LIVE IN THE COMMUNITY AND HAVE CHOSEN TO SELL IT.

Joe McAnally  
Printed Name

[Signature]  
Signature

3/23/26  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

To: City of Watauga, Texas

From: 6869 McCoy Drive

(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01**: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support This is the last(?) large green space in Watauga. There is already displaced wildlife that come from this area regularly. I bought this...

Taylor M. Lam  
Printed Name

Taylor M. Lam  
Signature

3/12/20  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [lgarcia@wataugatx.org](mailto:lgarcia@wataugatx.org)

... Property Specifically  
to not have neighbors behind me.  
We have enough shitty tract homes being built as is.

Get bent, disrespectful.

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

**From:** [Angela Mallette](#)  
**To:** [Jeannette Garcia](#)  
**Subject:** Zoning request on Chapman  
**Date:** Monday, March 9, 2026 8:33:34 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

To Zoning committee:

Ms. Garcia explained the situation on the zoning change request on Chapman's 20+ acre homestead during a phone conversation.

We have lived at 6716 Bernadine since 8/1993 and have thoroughly enjoyed our view behind our home. The stables are a plus and the farm on Chapman has provided beautiful background, as well.

My husband and I come from small Midwest farming communities. Our backyard view has been a great plus for over 30 years.

I realize things change. (Much to my chagrin in this instance). However, we're hoping homes will stay east of the flood plain, far enough from the creek to retain the beauty of the area and to keep our neighborhood from feeling closed in.

I'm glad the development is for single family homes as opposed to apartments or townhomes. Thanks for that.

Question: How long are we looking at to develop 20+ acres? I sure hope it's not a multi year deal.

Please consider our and the surrounding neighborhood's concerns.

We hate losing the nature area in this part of town. It's too bad it can't be left alone, but realize the metroplex is not conducive to that.

Again, please consider the surrounding neighborhoods and our quality of living in "quiet areas".

Thank you.

Sincerely,

Angela Mallette

To: City of Watauga, Texas

From: Elaine Scott

6932 Quail Meadow Drive 76148  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01**: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McNally. Applicant/Authorized agent, Christopher H. Blevins.

**I PROTEST THE PROPOSED REQUEST**

**I SUPPORT THE PROPOSED REQUEST**

Basis for your protest/support Watauga's infrastructure is already overburdened at current population levels, and the wild life that lives on the land has nowhere else to go. The osprey nest at the north end, in particular, is protected by law.

Elaine Scott  
Printed Name

[Signature]  
Signature

13 Mar 2026  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

To: City of Watauga, Texas

From: Oliver & Linda McKinney

6845 McCoy Dr  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support This is a single family neighborhood and should remain that way. The streets are not big enough to handle traffic from a Planned Development

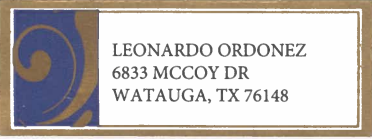
OLIVER MCKINNEY  
LINDA MCKINNEY  
Printed Name

Oliver McKinney  
Linda McKinney  
Signature

3-23-26  
Date

Return to: City of Watauga Development Services  
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Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

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City of Watauga Development Services  
7800 Vigil R. Anthony Sr Blvd  
Watauga TX 76148

To: City of Watauga, Texas

From: Leonardo i Loce Ordonez  
6833 McCoy Drive  
Watauga TX 76148

(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

I PROTEST THE PROPOSED REQUEST

I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support Traffic Congestion

More Noise in the neighborhood.

Farm life in the City will be gone forever.

Leonardo Ordonez

Loce Ordonez  
Printed Name

Loce Ordonez  
Signature

March 16, 2026  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>



NORTH TEXAS TX 750  
12 MAR 2026PM 3 L



City of Watauga Development Svcs.  
7800 Vigil R Anthony Sr. Blvd.  
Watauga, TX 76148

76148-245600



To: City of Watauga, Texas  
From: 6808 Quail Meadow Dr  
Watauga 76148  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support Quail Meadow shares a border with

the proposed dev. We ask for substantial green space  
on the west side of new development- and preserve the  
tall trees on the west side, This would provide noise

Joanne Ferguson  
Printed Name

Joanne Ferguson  
Signature

3-12-26  
Date

reduction and a visual barrier.

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

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US POSTAGE

*Jeannette*

Sheila & Jose Marquez  
7001 Spring Creek Tr  
Watauga, TX 76148

76148-217301



To: City of Watauga, Texas  
From: Sheila Marquez  
7001 Spring Creek trail  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

I PROTEST THE PROPOSED REQUEST

I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support Taxes, traffic, Noises

Sheila Marquez  
Printed Name

[Signature]  
Signature

3-11-26  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

C. Chambers  
16821 Quail Meadow Dr.  
Watauga Texas 76148

NORTH TEXAS TX P&DE  
DALLAS TX 750  
16 MAR 2026 PM 3 L



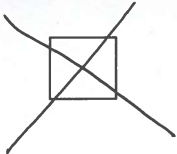
City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, Texas 76148

76148-245600



To: City of Watauga, Texas  
From: Cynthia L. Chambers  
16821 Quail Meadow Dr.  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support attached

Cynthia Chambers  
Printed Name

C. Chambers  
Signature

March 16, 2026  
Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

**To:**  
**City of Watauga Services**  
**From:**  
**Cynthia Chambers**  
**6821 Quail Meadow Dr.**  
**Watauga , TX 76148**

**— I Protest the Proposed  
Request !**

**Formal Opposition to Zoning Request Z.26-01**

**Location: 6401 Chapman Rd.**

**Current Zoning: SF6 (Single-Family)**

**Proposed Change: Planned Development (PD)**

**Primary Concerns:**

- **Traffic Infrastructure Safety:** The intersection of Hightower Drive and Chapman Road is currently not equipped to handle the high-density traffic volume associated with a Planned Development. Adding more residential units will lead to significant congestion and safety risks for current residents.
- **Loss of Green Space:** Watauga has limited remaining green space. Replacing open land with high-density housing ("stacked" units) diminishes the aesthetic value of our community and reduces the environmental quality of the neighborhood.
- **Quality of Life:** The proposed density is inconsistent with the established character of the area. Development should prioritize the quality of life for long-term residents who have already invested their lives in this city, rather than maximizing the number of units on a single lot.

**I urge the commission to deny the request for a zoning change. Let's look for a use for this property that enhances our community's character and respects our existing infrastructure.**



To: City of Watauga, Texas

From: 6848 Quail Meadow Drive  
Watauga, Tx 76148  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support Setting out of our neighborhood onto  
Hightower or Chapman is already near to impossible.  
Hightower is already a major Highway

ED WARREN

Printed Name

DONNA WARREN

Date

3/11/2026

Ed Warren

Signature

Donna Warren

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

To: City of Watauga, Texas

From: Keith Walker  
6925 Quail Meadow Drive  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01:** Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support I believe changing zoning from SF6 to PD could allow for apartments or simmilar which are not a good fit for our family style neighborhood. Also, this would greatly increase residence density in the area, making traffic much worse. I feel it could be a negative impact on our town.

Keith Walker  
Printed Name

Keith Walker  
Signature

March 18, 2026  
Date

Return to: City of Watauga Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

To: City of Watauga, Texas

From:

Derek & Babbette Clark  
6829 McCoy Dr Wat. 76148  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01**: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.

I PROTEST THE PROPOSED REQUEST

I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support I think we don't have the  
roads to handle the traffic and  
the noise will be a bother

Babbette Clark

Printed Name

B Clark

Signature

3-18-26

Date

Return to: City of Watauga Development Services  
7800 Vigil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

**From:** [Cris De La Fuente](#)  
**To:** [Jeannette Garcia](#)  
**Subject:** OPPOSITION to Zoning Change Z.26-01 – 6401 Chapman Road (SF-6 to PD)  
**Date:** Sunday, March 22, 2026 5:02:02 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning & Zoning Commission and City Council Members,

My name is Cris De La Fuente, and I am a resident of Watauga at 6505 Ash Court. I strongly oppose the proposed zoning change from Single-Family (SF-6) to Planned Development (PD) for the property at 6401 Chapman Road (Abstract No. 1650, Tracts 1A & 1B). This change would enable development that removes the historic green space and horse-grazing field known as the W.R. Thomas Running Quarter Horses property.

This open land is a rare and valuable asset in our established single-family neighborhood. Rezoning it for higher-density or more intensive planned development would permanently eliminate irreplaceable green space and harm our community in multiple ways. I urge you to deny this request and preserve the current SF-6 zoning.

**Key reasons for my opposition:**

1. **Irreversible loss of green space and open land** The property is one of the last large intact green areas bordering dozens of existing homes. Removing it would eliminate natural open space that residents currently enjoy as a scenic, peaceful backdrop. Planned development typically replaces permeable green space with buildings, parking, and pavement, directly contradicting the community's desire to maintain the suburban character outlined in the One Watauga Comprehensive Plan.
2. **Increased flooding and stormwater runoff** Converting farmland and natural vegetation to developed surfaces reduces the land's ability to absorb rainwater. In North Texas, this often leads to higher flooding risks for neighboring properties along Chapman Road, Quail Meadow Drive, Summit Ridge Drive, and Thomas Place. We already face drainage challenges in Watauga—removing this natural buffer would make them worse and could strain city infrastructure.
3. **Negative impact on wildlife and biodiversity** The field currently supports birds, small mammals, and other wildlife. Clearing it for development would destroy habitat and disrupt the local ecosystem. Preserving green space helps maintain the quality of life that makes Watauga attractive to families.
4. **Strain on neighborhood character, traffic, and infrastructure** Changing from single-family zoning to a Planned Development district typically allows higher density, more units, or different uses than what currently exists. This would increase traffic on already busy local roads, overload schools, water/sewer systems, and police/fire services, and potentially lower property values for surrounding single-family homes.
5. **Historical and community value** This land has been in the same family for generations and serves as a historic and visual asset for the entire neighborhood. Residents bordering the field chose their homes partly because

of this open space. Destroying it for development ignores the voices of the community and the thousands of residents who have already signed petitions to save it.

**Conclusion and request** I respectfully ask the Planning & Zoning Commission to recommend denial and the City Council to reject Z.26-01. Please keep the property zoned Single-Family (SF-6).

Thank you for considering my comments and for protecting the livability of Watauga.

Sincerely,

Cris De La Fuente

6505 Ash Court, Watauga TX 76148

(971) 244-3716

**From:** [Sandra Bradley](#)  
**To:** [Jeannette Garcia](#)  
**Subject:** Zoning Change at 6401 Chapman Road  
**Date:** Saturday, March 21, 2026 2:58:23 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My husband and I are against the zoning change at 6401 Chapman Road, Watauga. When we moved here 40 years ago, Watauga was a quiet, clean, open land, small, unique city With the horses on this property. That is why we decided to move to Watauga. Peace and quiet.

Now Watauga wants to authorize the building of residential houses, condos, Section 8 houses, or strip mall on this property?

I know this would give Watauga more tax money, etc!

However, what about the citizens of Watauga?

This would increase crime in the area! Not in budget to increase officers in Watauga?

More traffic on Chapman Road, which is getting worse by the day! What about increased traffic and accidents? And the Flood Zone on the property?

We know Money Talks!

This Zoning Change request is a very Negative idea for the residential people in this area!?

Please Think About It!

Vote. NO

We are definitely against zoning change!

Sandra Bradley  
Watauga, Tx

To: City of Watauga, Texas

From:

Teresa Stone

7009 Spring Creek Trail, Watauga, TX 76148  
(Address of Your Property that Could Be Impacted by this Request)

RE: **Z.26-01**: Public hearing to receive comments for or against a request for a zoning change from Single-family (SF6) to Planned Development (PD) for property commonly known as 6401 Chapman Road, being described as Abstract No. 1650 Tracts 1A & 1B, of the Hardin Weatherford Survey. The subject property is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road. Owner, Joe McAnally. Applicant/Authorized agent, Christopher H. Blevins.



I PROTEST THE PROPOSED REQUEST



I SUPPORT THE PROPOSED REQUEST

Basis for your protest/support 1. Very serious drainage CONCERNS  
2. Change in property value 3. Traffic CONCERNS -  
inability to safely enter High Tower 4. Quality of  
life 5. CONCERN FOR wildlife

Teresa Stone  
Printed Name

Teresa Stone  
Signature

\_\_\_\_\_  
Date

Return to: City of Watauga Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
Email: [jgarcia@wataugatx.org](mailto:jgarcia@wataugatx.org)

City of Watauga  
Development Services  
7800 Virgil R. Anthony Sr. Blvd.  
Watauga, TX 76148  
<http://www.wataugatx.org>

*All the rain water from the back yards from High Tower down to my house drains through my back yard. When it rains heavy, it pools in my back yard and across my back fence in the 6401 Chapman Road property.*

*The water can pool there for days. This needs to be considered in all planning and building.*



## AGENDA MEMORANDUM

**DATE:** February 21, 2026

**TO:** Planning and Zoning Commission Members

**FROM:** Jeannette Garcia, Planner I  
Randy Richards, CFM, Assistant Director of Public Works  
Paul Hackleman, Director of Public Works

**SUBJECT:** Z.26-01: Consideration of a request from Christopher H Blevins and approval of a preliminary report for a zoning change from Single-family (SF6) to Planned Development (PD) at 6401 Chapman Road, being 26.8 acres described as Abstract No. 1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

---

### **BACKGROUND/INFORMATION:**

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission to make a preliminary report and hold at least one public hearing on that report before submitting a final report to the governing body. The preliminary report and proposed ordinance are included in this agenda packet.

The property under consideration is a 26.8 acre tract located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive, and north of Chapman Road. The applicant is requesting a zoning change to Planned Development (PD) to allow for development of a new residential neighborhood consisting of eighty-eight (88) single-family homes and seven (7) open space lots on 26.871 acres. The homeowner's association will keep approximately 9.5 acres (35%) of the total 26.8 acres open to natural habitat and drainage.

The site is in an area designated in the One Watauga Comprehensive Plan as Low Density Residential, which is defined as single-family areas with densities similar to the majority of Watauga's current neighborhoods. In terms of development density, approximately two to four dwelling units per acre are appropriate for this category.

The property is currently zoned Single-family (SF6) and sits in the heart of Watauga. This property is surrounded by single-family residential homes in all directions except Full Circle Riding Academy, which sits along the southwest property line. The proposed zoning will be a Planned Development providing additional single-family residential homes throughout the Saddle Crest subdivision.



## AGENDA MEMORANDUM

The property is unplatted. Approval of a plat is required prior to the issuance of building permits and any construction beginning.

The City Council will consider this zoning change request at the April 13, 2026 regular meeting following a recommendation by the Planning and Zoning Commission.

### **FINANCIAL IMPLICATIONS:**

None

### **RECOMMENDATION/ACTION DESIRED:**

The DRT recommends approval of the preliminary report for the proposed Planned Development zoning request for Saddle Crest.

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. Preliminary Report - Z.26-01 - Saddle Crest
2. EXHIBIT A - Metes and Bounds
3. EXHIBIT B - Site Plan-Layout1
4. EXHIBIT C - Development Regulations
5. EXHIBIT D - Landscape Plan
6. EXHIBIT E - Dev. Schedule - PLACEHOLDER
7. Proposed Ordinance - Saddle Crest - Zoning Change

### **REVIEWED BY:**

Randy Richards, CFM, Assistant Director of Public Works	Approved - 3/23/2026
Paul Hackleman, Director of Public Works	Approved - 3/24/2026
David Berman, City Attorney	Approved - 3/26/2026
Sandra Gibson, City Manager	Approved - 3/26/2026
Linda Proskey, City Secretary	Final Approval - 3/26/2026

*Approved as to form for inclusion on Agenda*

# PRELIMINARY REPORT

**DATE:** February 21, 2026

**TO:** Planning and Zoning Commission Members

**FROM:** Jeannette Garcia, Planner

**SUBJECT:** Consideration of approval of a zoning change from Single-family (SF6) to a Planned Development (PD) for “Saddle Crest”, commonly known as the Hardin Weatherford Survey, Abstract No. 1650 Tracts 1A & 1B. The PD proposes the property be subdivided into eighty-eight (88) lots for single-family homes and seven (7) open space lots on the 26.871 acres.

---

## **BACKGROUND/INFORMATION:**

Texas Local Government Code 211.007(b) requires the Planning & Zoning Commission to make a preliminary report and hold at least one public hearing on that report before submitting a final report to the governing body. As such, this document serves as the preliminary report.

On Dec. 4, 2025, a zoning change application was submitted by Christopher Blevins, P.E., Baird, Hampton & Brown (BHB), requesting a zoning change to (PD) Planned Development for a new neighborhood consisting of eighty-eight (88) single-family homes and seven (7) open space lots on 26.871 acres, which is commonly known as 6401 Chapman Road. The registered vacant property sits in the heart of Watauga. The property under consideration is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road.

The character of the area is single-family residential, and the property under consideration is designated in the One Watauga Comprehensive Future Land Use Plan as Low Density Residential and will remain as such. This category refers to single-family areas with densities like most of Watauga’s current neighborhoods.

The Planned Development will consist of a residential development neighborhood known as “Saddle Crest” which will be developed in accordance with the Watauga Code of Ordinances and Comprehensive Land Use Plan. The PD is subject to the Single Family (SF6) District Regulations, with some exceptions to include lot size regulations; architectural regulations; landscaping and screening regulations and other additional regulations as stated in the PD Ordinance. The PD Ordinance language is attached for your review.

Connectivity within the development to surrounding areas is proposed to be from Chapman Road on the south and Thomas Place at the northeast corner. Staff have requested the Traffic Impact Analysis and expect to have this for review meeting all specifications as required before going to the governing body for approval.

The development plan will consist of improvements to the property which will be

# PRELIMINARY REPORT

designed to enhance the overall urban design and nature of the property and surrounding area to include items such as the following:

- The floodway of Singing Hills Creek will be contained in an open space lot maintained by the HOA along with any other open space lots within the development.
- Screening along Chapman Road adjacent to the floodplain will consist of ranch style fencing with low shrubs to allow existing sight lines into the open space.
- Trees, shrubs, plantings, benches, and any other amenities within the floodplain open space lot shall be as per the Landscape Plan.

Proposed language in the PD Ordinance specifies the following in size regulations:

- The minimum lot area shall be no less than five thousand five hundred (5,500) square feet.
- The lot width for a residential dwelling shall be no less than fifty (50) feet.
- The minimum floor space of the dwelling shall be no less than one thousand four hundred fifty (1,450) square feet.

HOA deed restrictions - covenants, conditions and restrictions – shall be reviewed and approved by the City prior to filing and recording with Tarrant County.

The HOA shall be responsible for maintaining open space HOA lots, drainage channel, streetlights, sidewalks along right-of-way, trails, benches, fences along Chapman Road or on HOA Property, all landscaping not on private residential lots, and all other associated appurtenances related to this PD development.

Also noted is no pond, creek, or other unusable terrain shall be changed without the approval of such plans by the Director of Public Works. All required setback areas shall be measured from the edge of the usable land available for development as determined by the Director of Public Works. Such unusable land area shall be planned as an open greenbelt area to be maintained by the HOA.

The HOA shall bear responsibility for the floodplain property which shall be placed in a drainage easement and open space easement.

During a City Council regular meeting held January 12, 2026, the Director of Public Works spoke of the Master Drainage Plan identifying Quail Meadow Drainage Area storm drain system as having significant deficiencies requiring improvements. In addition, the area's streets, water lines, and sanitary sewer infrastructure are due for replacement.

As the Quail Meadow project is entirely within a residential neighborhood with the ultimate storm water outfall into Singing Hills Creek at 6401 Chapman Road, the

# PRELIMINARY REPORT

Director shared there is an opportunity to partner with the land developer of 6401 Chapman Road to combine storm water systems, saving both the developer and City construction expenses. The Quail Meadow Drainage CIP Project was approved, and the City is under contract for engineering work with Burgess & Niple, Inc.

The Saddle Crest development is proposed to proceed in two phases: Phase 1 will consist of approximately 40 lots not impacted by the existing floodplain with the remaining lots developing in Phase 2 once approval has been granted by FEMA for a Conditional Letter of Map Revision (CLOMR) approval to modify the Singing Hills Creek floodplain.

An exhibit set is included for the landscape plan, fence diagram and elevations for your review.

## **PLAT STATUS:**

This property is not platted. An application has been submitted for a preliminary plat to be considered following approval of the zoning change.

## **CURRENT ACTIVITY:**

The required public hearing notices were mailed to the property owners within 200 ft. of the proposed development. Two signs have been erected on the property which contains a notice of the request for zoning change and telephone number of staff from whom information may be obtained.

## **RECOMMENDATION/ACTION DESIRED:**

The DRT and city staff respectfully recommend consideration of comments received during the public hearing of the preliminary report to approve and make final report on the zoning change request for the April 13, 2026, City Council Regular Meeting.

## **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

Zoning EXHIBIT SET – “Saddle Crest”



**“EXHIBIT A”**

**BEING** a tract of land situated in the H. Weatherford Survey, Abstract Number 1650, City of Watauga, Tarrant County, Texas same being all of a tract of land as described by deed to Joe McAnally recorded in Document Number D224193799, Deed Records, Tarrant County, Texas (DRTCT) and all of a tract of land as described by deed to An undivided one-third (1/3) interest to W.R. Thomas, Jr, An undivided one-third (1/3) interest to Mary Louise McAnally, An undivided one-twelfth (1/12) interest to John Ray McAnally, An undivided one-twelfth (1/12) interest to Joe Edwin McAnally, An undivided one-twelfth (1/12) interest to Jim Don McAnally, An undivided one-twelfth (1/12) interest to Danielle Elizabeth Thomas as recorded in Document Number D208346923, DRTCT, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 – Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

**BEGINNING** at a found 1/2-inch capped iron rod marked “LANDES ASSOC.” for the northeast corner of the said McAnally tract recorded in Document Number D208346923, same being the southeast corner of Lot 1, Block 16, Quail Hollow Addition, an addition to the City of Watauga, Tarrant County, Texas as shown on plat recorded in Volume 388-199, Page 100, Plat Records, Tarrant County, Texas (PRTCT) and being in the west line of Watauga Heights East, an addition to the City of Watauga, Tarrant County, Texas as shown on plat recorded in Volume 388-73, Page 48, PRTCT, from which a found 1/2-inch capped iron rod marked “LANDES ASSOC.” bears North 82°27’21” West, a distance of 0.32 feet;

**THENCE** South 00°10’35” East, with the common line between the said McAnally tract recorded in Document Number D208346923 and the said Watauga Heights East recorded in Volume 388-73, Page 48, at a distance of 171.31 feet passing the southwest corner of the said Watauga Heights East recorded in Volume 388-73, Page 48, same being the northwest corner of Watauga Heights East, an addition to the City of Watauga, Tarrant County, Texas as shown on plat recorded in Volume 388-69, Page 33, PRTCT, and now continuing with the common line between the said McAnally tract recorded in Document Number D208346923 and the said Watauga Heights East recorded in Volume 388-69, Page 33, at a distance of 1526.10 feet passing the northeast corner of the aforesaid Joe McAnally tract recorded in Document Number D224193799, and now continuing with the common line between the said Joe McAnally tract recorded in Document Number D224193799 and the said Watauga Heights East recorded in Volume 388-69, Page 33, at a distance of 1782.71 feet passing the southwest corner of the said Watauga Heights East recorded in Volume 388-69, Page 33, same being a el corner in the north right-of-way line of Chapman Road (a variable width public right-of-way), and now continuing with the east line of the said Joe McAnally tract recorded in Document Number D224193799 and the said north right-of-way line for a total distance of 1803.70 feet to a found capped iron rod marked “CBG” for the southeast corner of the said Joe McAnally tract recorded in Document Number D224193799, same being a reentrant corner in the said north right-of-way line of Chapman Road;

**THENCE** South 89°54’04” West, with the common line between the said Joe McAnally tract recorded in Document Number D224193799 and the said north right-of-way of Chapman Road, a distance of 173.52 feet to a set 5/8-inch capped iron rod marked “BHB INC” (IRS) for the southwest corner of the said Joe McAnally tract recorded in Document Number D224193799, same being the southeast corner of the aforementioned McAnally tract recorded in Document Number D208346923;

**THENCE** South 89°45'00" West, with the common line between the said McAnally tract recorded Document Number D208346923 and the said north right-of-way of Chapman Road, a distance of 128.81 feet to an IRS for a reentrant corner in the said right-of-way;

**THENCE** North 00°02'45" West, continuing with the common line between the said McAnally tract recorded Document Number D208346923 and the said north right-of-way of Chapman Road, a distance of 18.02 feet to an IRS for a reentrant corner in the said McAnally tract recorded Document Number D208346923, same being a el corner in the said north right-of-way line of Chapman Road;

**THENCE** South 89°57'15" West, continuing with the common line between the said McAnally tract recorded Document Number D208346923 and the said north right-of-way of Chapman Road, a distance of 402.21 feet to a point for the southwest corner of the said McAnally tract recorded Document Number D208346923, same being in the east line of a tract of land as described by deed to Stephanie Symonds as recorded in Document Number D211222965, DRTCT and being an el corner in the said north right-of-way line of Chapman Road, from which a found 1/2-inch iron rod bears South 74°19'47" West, a distance of 1.04 feet and a found 1/2-inch capped iron rod marked "ALS" bears South 55°24'59" West, a distance of 4.73 feet;

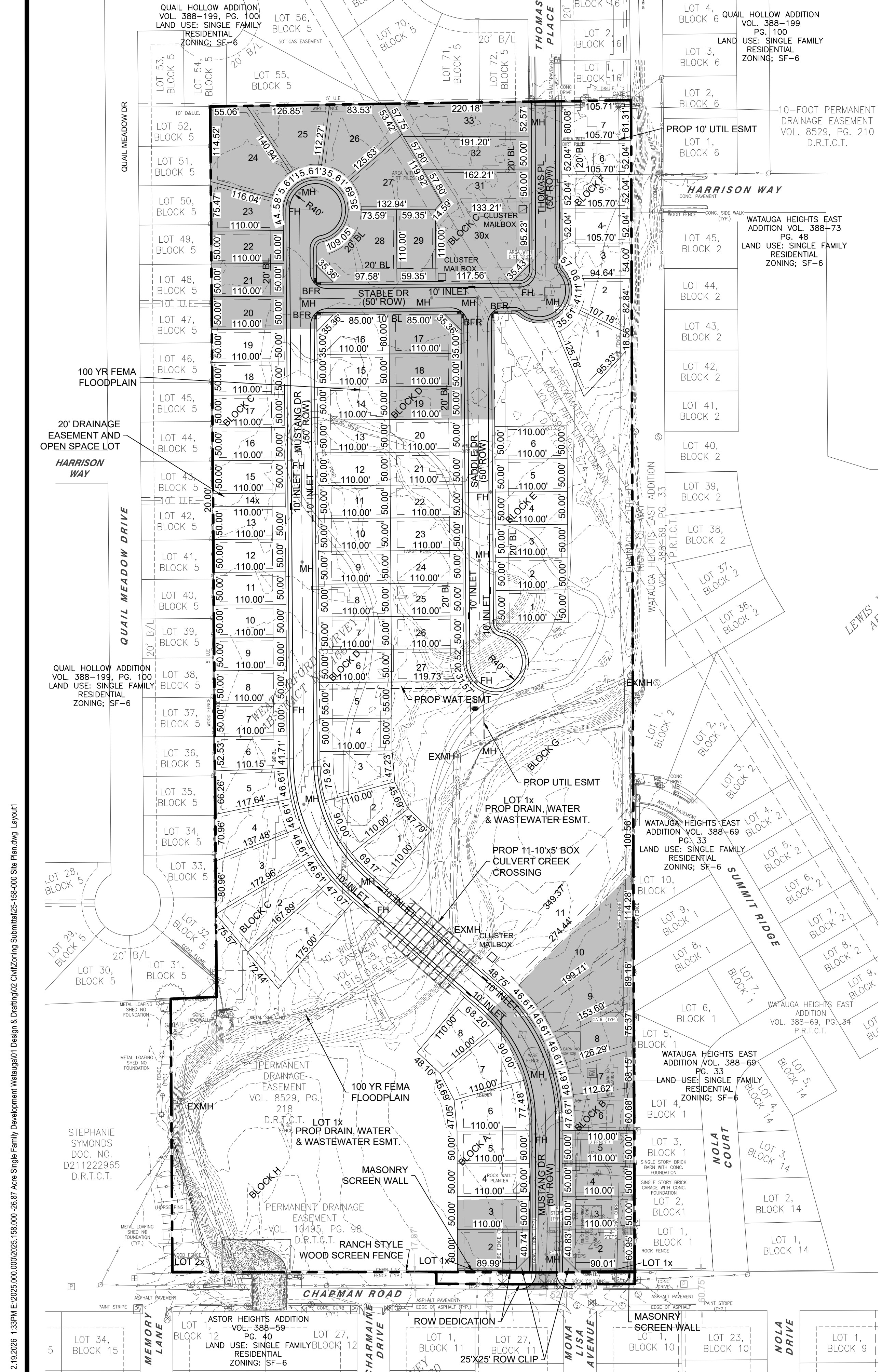
**THENCE** North 00°21'03" West, with the common line between the said McAnally tract recorded Document Number D208346923 and the said Symonds tract, a distance of 416.60 feet to an IRS for an el corner in the said McAnally tract recorded Document Number D208346923, same being the northeast corner of the said Symonds tract and being in the south line of Lot 31, Block 5, of the aforementioned Quail Hollow Addition;

**THENCE** North 87°34'21" East, with the common line between the said McAnally tract recorded Document Number D208346923 and said Lot 31, a distance of 70.04 feet to a found 1/2-inch capped iron rod marked "CBG" for a reentrant corner in the said McAnally tract recorded Document Number D208346923, same being the southeast corner of said Lot 31;

**THENCE** North 00°24'32" West, with the common line between the said McAnally tract recorded Document Number D208346923 and the aforesaid Quail Hollow Addition, at a distance of 516.84 feet passing a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the northeast corner of Lot 38, Block 5 of the said Quail Hollow Addition, same being the southeast corner of Lot 39, Block 5 of the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition, at a distance of 936.84 feet passing a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the northeast corner of Lot 45, Block 5 of the said Quail Hollow Addition, same being the southeast corner of Lot 46, Block 5 of the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition for a total distance of 1356.83 feet to a point for the northwest corner of the said McAnally tract recorded Document Number D208346923, same being a reentrant corner of the said Quail Hollow Addition, from which a found 1/2-inch capped iron rod marked "LANDES ASSOC." bears South 48°06'45" East, a distance of 0.35 feet;

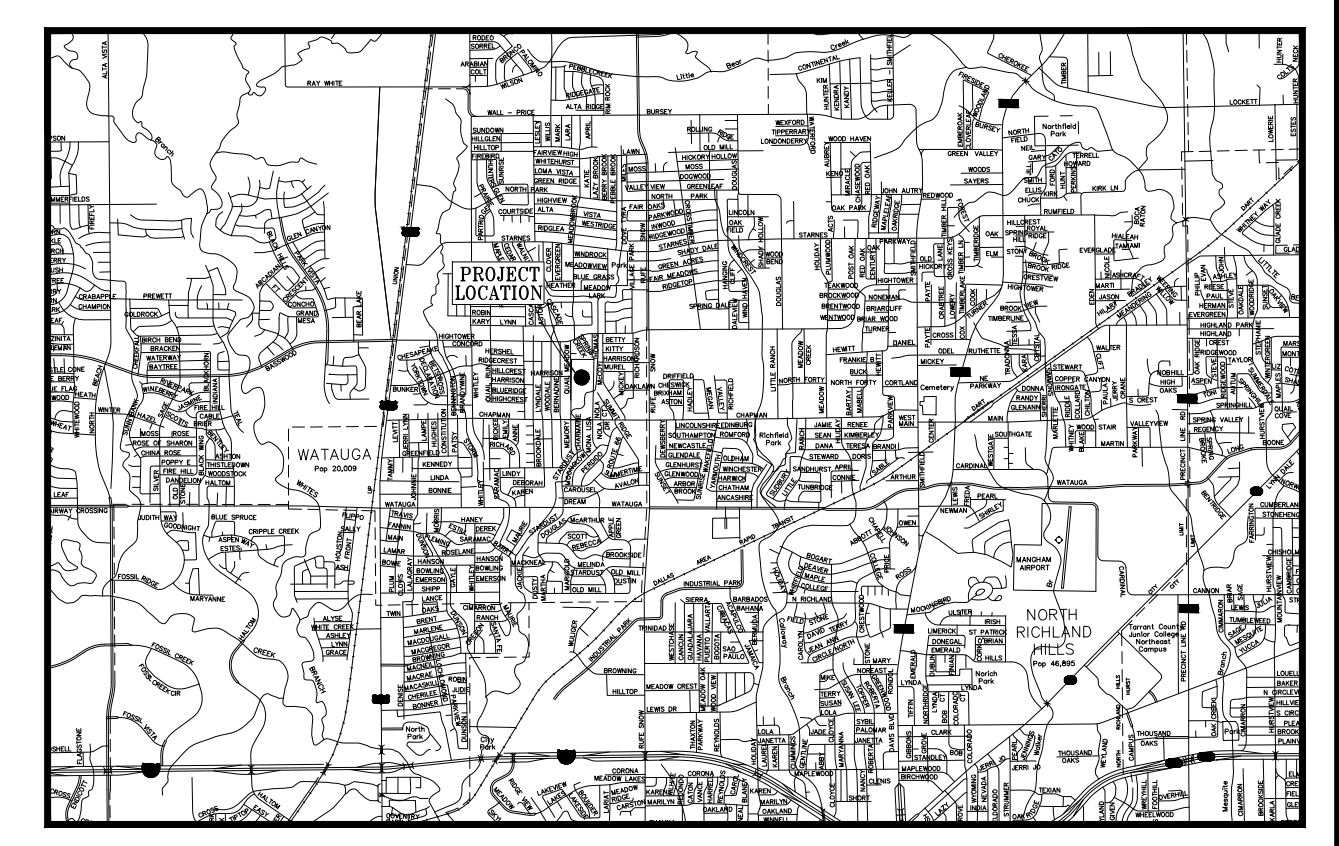
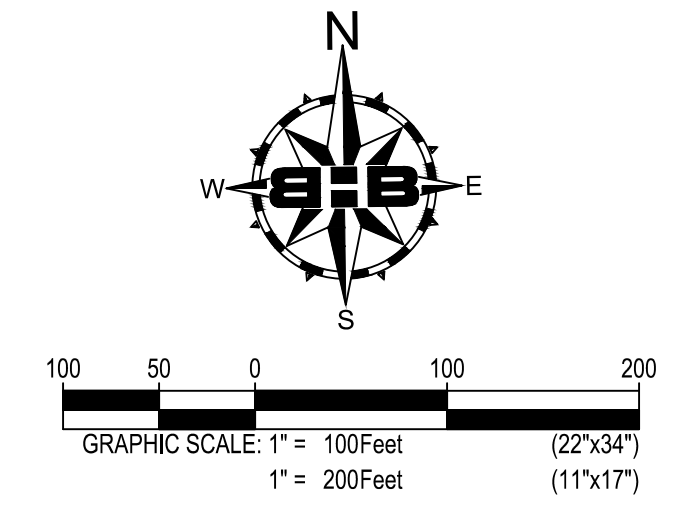
**THENCE** North 89°09'45" East, continuing with the common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition, at a distance of 410.62 feet passing a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the southeast corner of Lot 71, Block 5 of the said Quail Hollow Addition, same being the southwest corner of Lot 72, Block 5 of the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923

and the said Quail Hollow Addition for a total distance of 641.33 feet to the **POINT OF BEGINNING** and containing 1,170,509 square feet or 26.871 acres of land more or less.



**SITE DATA SUMMARY TABLE**

	Square Feet	Acres	Percentage
Total Site Area	1,170,457	26.87	
Open Space	415,865	9.55	35.53%
4 foot Concrete Sidewalk	24,554	0.56	2.10%
31 foot B-B Concrete Paving	103,023	2.37	8.80%
House Pads 40 foot by 80 foot (typ)	281,600	6.46	24.06%
<b>Impervious Area</b>	<b>409,177</b>	<b>9.39</b>	<b>34.96%</b>
Number of Residential Lots	88 lots		
Density	3.28 lots/acre		



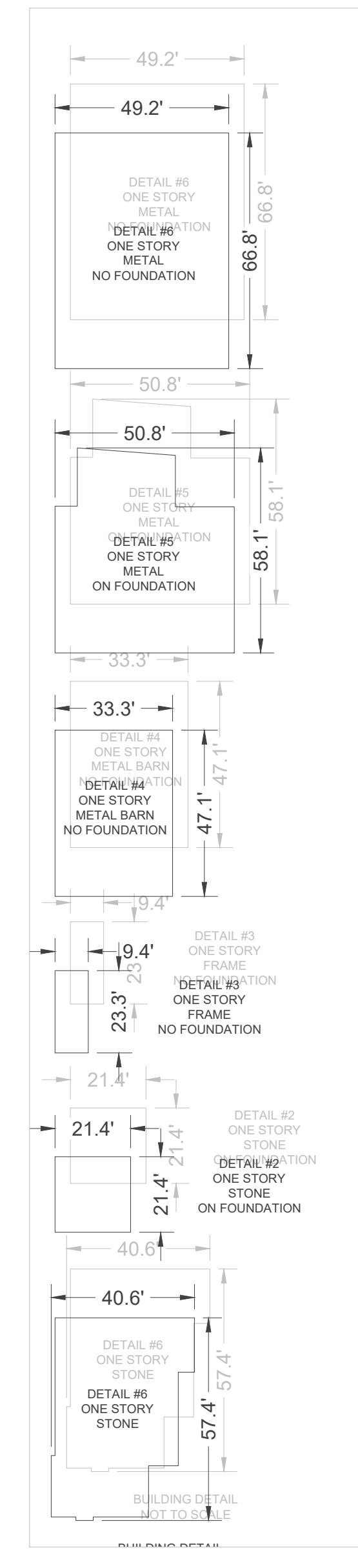
VICINITY MAP (n.t.s)

**NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURRENT DEVELOPMENT REGULATIONS OF THE CITY OF WATAUGA AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THE PLANNED DEVELOPMENT ORDINANCE.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48439C0430L DATED MARCH 21, 2019, PREPARED BY THE FEDERAL MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS WITHIN ZONE AE. A TEMPORARY TURNAROUND WILL BE ADDED AS REQUIRED BETWEEN PHASE CONSTRUCTION.
- A CONDITIONAL LETTER OF MAP REVISION (CLMR) IS BEING PREPARED TO RECLAIM PORTIONS OF THIS PROPERTY FROM THE FLOODPLAIN.
- ALL SHADED LOTS AS SHOWN ON THIS SITE PLAN ARE OUTSIDE OF THE 100 YEAR FLOODPLAIN AND ARE INTENDED TO BE PART OF PHASE 1 CONSTRUCTION. A TEMPORARY TURNAROUND WILL BE ADDED AS REQUIRED BETWEEN PHASE CONSTRUCTION.
- THE PROPOSED STREETS AND UTILITIES SHALL BE CONSTRUCTED PER CITY OF WATAUGA STANDARDS.
- SITE LIGHTING WILL MEET THE STANDARDS OF THE CITY OF WATAUGA SOLAR STREETLIGHTS OWNED, OPERATED & MAINTAINED BY SADDLE CREST HOA
- A HOA WILL BE REQUIRED FOR THIS DEVELOPMENT AND ALL OPENS SPACES WILL BE MAINTAINED BY THE HOA.
- A SIDEWALK WILL BE CONSTRUCTED ALONG THE NORTH SIDE OF CHAPMAN ROAD BETWEEN BERNADINE STREET AND NOLA COURT. WIDTH AND EXACT LOCATION TO BE DETERMINED.

**LOT AREA SUMMARY TABLE**

Block	Lot	Area (sf)	Area (ac)	Block	Lot	Area (sf)	Area (ac)	Block	Lot	Area (sf)	Area (ac)
A	1	6,332	0.15	C	15	5,500	0.13	D	13	5,500	0.13
A	2	5,500	0.13	C	16	5,500	0.13	D	14	5,500	0.13
A	3	5,500	0.13	C	17	5,500	0.13	D	15	5,500	0.13
A	4	5,500	0.13	C	18	5,500	0.13	D	16	6,288	0.14
A	5	6,709	0.15	C	19	5,500	0.13	D	17	6,288	0.14
A	6	7,550	0.17	C	20	5,500	0.13	D	18	5,500	0.13
A	7	6,629	0.15	C	21	5,500	0.13	D	19	5,500	0.13
B	1	6,385	0.15	C	22	5,500	0.13	D	20	5,500	0.13
B	2	5,500	0.13	C	23	6,630	0.15	D	21	5,500	0.13
B	3	5,500	0.13	C	24	12,658	0.29	D	22	5,500	0.13
B	4	5,500	0.13	C	25	9,269	0.21	D	23	5,500	0.13
B	5	5,907	0.14	C	26	10,397	0.24	D	24	5,500	0.13
B	6	6,623	0.15	C	27	10,433	0.24	D	25	5,500	0.13
B	7	7,914	0.18	C	28	11,269	0.26	D	26	5,500	0.13
B	8	10,413	0.24	C	29	6,528	0.15	D	27	5,592	0.13
B	9	14,961	0.34	C	30x	16,846	0.39	E	1	5,500	0.13
B	10	18,316	0.42	C	31	7,386	0.17	E	2	5,500	0.13
C	1	10,155	0.23	C	32	8,835	0.20	E	3	5,500	0.13
C	2	10,324	0.24	C	33	10,568	0.24	E	4	5,500	0.13
C	3	9,175	0.21	D	1	6,473	0.15	E	5	5,500	0.13
C	4	7,251	0.17	D	2	7,550	0.17	E	6	5,500	0.13
C	5	6,346	0.15	D	3	6,836	0.16	F	1	8,691	0.20
C	6	5,609	0.13	D	4	6,050	0.14	F	2	5,965	0.14
C	7	5,500	0.13	D	5	5,500	0.13	F	3	5,503	0.13
C	8	5,500	0.13	D	6	5,500	0.13	F	4	5,501	0.13
C	9	5,500	0.13	D	7	5,500	0.13	F	5	5,501	0.13
C	10	5,500	0.13	D	8	5,500	0.13	F	6	5,501	0.13
C	11	5,500	0.13	D	9	5,500	0.13	F	7	6,416	0.15
C	12	5,500	0.13	D	10	5,500	0.13	G	1x	190,487	4.37
C	13	5,500	0.13	D	11	5,500	0.13	H	1x	206,333	4.74
C	14x	2,200	0.05	D	12	5,500	0.13				



TYPICAL LOT LAYOUT

NOT TO SCALE

**EXHIBIT B**

**SITE PLAN**

**SADDLE CREST  
AN 88 LOT SINGLE FAMILY  
DEVELOPMENT**

TRACT 1 & 2 - 26.87 ACRES  
IN THE  
HARDIN WEATHERFORD SURVEY, ABST. NO. 1650  
CITY OF WATAUGA  
TARRANT COUNTY, TEXAS

DEVELOPER: SANDLIN HOMES

DATE OF PREPARATION: 08/27/2025

PREPARED BY: PEB



17330 Preston Rd, Suite 205B Dallas, Texas, 75252  
mail@bhinc.com • 214.960.5696 • bhinc.com  
TBPE Firm #44, #10011300, #10011302, #10194146  
BHB PROJECT # 2025.158.000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHRISTOPHER H. BLEVINS, P.E. TX No. 83878. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

## EXHIBIT “C” – Development Regulations

Except as provided herein, the Planned Development (PD) is subject to the Single-Family (SF6) District Regulations.

- 1) Use regulations. In the PD Single-Family District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged unless otherwise provided in this ordinance, except for one or more of the following uses:
  - a. Permitted Uses. Uses permitted within the PD Single Family District are:
    - Dwelling, single family detached
    - Garage, private
    - Accessory Building (residential)
    - Hobby Studio, private
    - Home occupation
    - Home school
    - Park, public
    - Park, private
    - School, home day
    - Swimming pool, private, residential
- 2) Development Controls. The following regulations are established as minimum or maximum tolerance limits to regulate the development of land and the placement of buildings, structures and uses on all properties contained within the district:
  - a. Lot Regulations.
    - (i) Minimum lot area: 5,500 square feet.
    - (ii) Minimum lot width: 50 feet.
    - (iii) Minimum lot width on corner lot: 55 feet.
    - (iv) Minimum lot depth: 100 feet.
  - b. Yard Requirements.
    - (i) Minimum front yard: 20 feet.
    - (ii) Minimum side yard:
      1. Along interior lot line: five feet.
      2. Along side street lot line: 10 feet where rear lot lines of properties coincide.
      3. Along side street lot line: 20 feet where rear lot lines of corner lots coincide with side lot lines.
    - (iii) Minimum rear yard: five feet.
  - c. Height Limits. Maximum height of buildings: 35 feet, or 2½ stories.
  - d. Bulk Controls.
    - (i) Outside HVAC Units shall not be placed within twenty (20) feet of neighboring unit
    - (ii) Maximum impervious coverage: 65 percent.
    - (iii) Minimum living floor space per dwelling unit: 1450 square feet.
    - (iv) Minimum garage floor space four hundred eighty-four (484) square feet
  - e. Lot required. Every building hereafter erected shall be located on a lot as herein defined, and in no case shall there be more than one main building on one lot, except as herein provided.

For lots with streets on more than one side, the building will be addressed to the street to which the front of the building faces.

- f. Multiple structures on lot. In any district, more than one structure for a permitted principal use other than a dwelling may be erected on a single lot, provided that yard and other requirements of this chapter shall be met for each structure as though it were on an individual lot.
- g. Frontage on street. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- h. Sidewalks shall be included with preliminary detailed construction plans for each residential home. Sidewalks along Chapman Road shall be built by the developer and connect to the nearest existing sidewalk (six (6) foot minimum width).

3) Architectural regulations:

- a. All buildings will be one hundred percent (100%) brick, or stone along the front elevation.
- b. **No less than eighty percent (80%) of the back exterior wall of each dwelling unit shall be brick, stone, or masonry (to include hardiboard) except for areas above the roofline.**
- c. One hundred percent (100%) of the building side walls will be brick or stone.
- d. Driveway surface material must consist of concrete or concrete pavers, with a broom-finished surface.
- e. All primary roofs must contain a 6:12 minimum pitch.
- f. All garage doors must consist of a decorative metal door with a raised panel and must be connected to operable automated garage door opening system.
- g. All residential units shall contain at least three of the following architectural features, known as "Gifts to the Street":
  - (i) Divided light windows on street-facing elevations, except that corner lots must contain divided light windows on both front street-facing elevations and side street-facing elevations
  - (ii) Enhanced brick details
  - (iii) Metal seam roof accents
  - (iv) Cedar shutter accents
  - (v) Inclusion of at least two (2) masonry materials
  - (vi) Decorative coach lighting
  - (vii) Enhanced address plaques with street names and addresses
  - (viii) Porches

4) Landscaping and screening regulations.

- a. **Trees shall generally conform to the Landscape Plan, attached hereto as Exhibit "DC" and incorporated herein for all purposes.**
- b. No trees shall be planted within eleven (11) feet of the sidewalk, five (5) feet of an underground utility infrastructure, easement line, property line, and not within the visibility triangle.
- c. Each lot shall have installed not less than 14 locally adapted shrubs and one two-inch caliper locally adaptable large trees to be located within the front yard. Trees selected shall not exceed the available area of open landscape at full growth. All lawns shall be block sodded and irrigated covering 100 percent of the entire yard area. Such required landscaping shall be in a thriving condition at the time of final inspection of the main structure.
- d. A masonry screening wall shall be constructed along the side yards of the two lots siding Chapman Road as shown on the approved Landscape Plan.
- e. Screening along Chapman Road adjacent to the floodplain will consist of ranch style fencing with low shrubs to allow existing sight lines into the open space.

- f. The southwest side property line adjacent to the floodplain will consist of 4' ranch style fencing.
- g. The floodplain of Singing Hills Creek will be contained in an open space lot maintained by the HOA along with any other open space lots within the development.
- h. Trees, shrubs, plantings, benches, and any other amenities within the floodplain open space lot shall be as per the approved Landscape Plan.
- i. All property other than individual residential lots must have irrigation systems, with front, side and rear landscaping to be maintained by the homeowner's association established for the development.
  - (i) Masonry Screening walls shall be designed by a licensed engineer to withstand all loading conditions. Color and other elements shall be per the approved Landscape Plan.
  - (ii) Residential fencing shall consist of wood plank or wood composite material and shall not exceed eight feet in height.
  - (iii) Residential fencing shall be constructed with minimum 13-gauge metal posts for vertical supports. Hollow metal posts shall be capped. Wrought iron posts that are three inches square by 12 gauge, two and one-half inches square by 14 gauge, or two and one-half inches square by 13 gauge may also be used. Posts shall be set in concrete at least two feet in the ground. Metal posts shall be filled with concrete two feet above ground for fences that are eight feet in height.
  - (iv) Wood fences will be stained or have a clear sealer applied.
  - (v) Fencing and screening walls shall have the finished side facing out, with the posts placed inside, when facing public property, when facing a public thoroughfare, or when accessible to public view.
  - (vi) No fence or enclosure shall extend closer to any street right-of-way than the building line in front, building line definition, being the front of the building or structure. On corner lots, the fence may not extend closer than 13 feet from the back of the curb.
  - (vii) All fences shall be maintained in good condition by the property owner or by the HOA.

5) Additional regulations.

- a) All utilities shall be placed underground including any offsite utilities serving the development.
- b) Enhanced "Dark Sky" type decorative streetlights must be installed. Such streetlights shall be owned and maintained by the homeowner's association (HOA) and must operate from dusk to dawn as approved by the City spaced at one hundred seventy-five (175) feet or less.
- c) Decorative sign poles must be installed.
- d) HOA shall be responsible for maintaining open space HOA lots, drainage channel, streetlights, sidewalks along right-of-way, trails, benches, fences along Chapman Road or on HOA Property, all landscaping not on private residential lot, and all other associated appurtenances related to this PD development. The City may inspect said facilities and issue notice of maintenance due. HOA shall pull permits to start repairs within two (2) months of notification by the City. Failure to pull a permit and make repairs shall result in \$500 fines per day from date of first notice of maintenance due. Emergency repairs may be made by the City without prior approval by the HOA and billed to the HOA for all material, fuel, equipment, and labor plus ten (10) percent administrative fee. Emergency repairs include any situation that poses a risk to the safety of the residents of Watauga or public infrastructure.
- e) HOA deed restrictions - covenants, conditions and restrictions – shall be approved by the City prior to filing and recordation and shall contain provisions:
  - a. imposing mandatory assessments on owners of properties for maintenance and repair of common areas, sidewalks, trails, benches, fencing, landscaping, and all other associated appurtenances related to this PD Ordinance;
  - b. requiring the establishment of a reserve fund sufficient to pay for maintenance and

- repairs;
- c. authorizing but not requiring the City to assume the foregoing maintenance and repair obligations in the event of a default of the HOA; and
- d. authorizing but not requiring, in the event of an HOA default and after notice, the City to assume control of the reserve fund, impose and collect assessments on the HOA's behalf, and foreclose delinquent assessments.
- f) HOA documents shall be submitted for review & approval by city staff prior to filing documents with the county.
- g) HOA shall submit contact information to the Public Works Department and City Secretary each January and every time contact information changes for HOA Officers, Management Company, and subcontractors.
- h) Cluster mailboxes with upgraded enclosures shall be installed.
- i) Decorative address plates shall be installed on the front of each residential home.
- j) **High Performance architectural shingles engineered to resist wind speeds up to 130 mph must be installed on all buildings. All roof rafters shall be secured with hurricane clips.**
- k) Boarding and lodging homes are prohibited.
- l) The Owner must include an engineering study for adequacy of utilities, access roads, drainage, and other necessary supporting facilities at the time the engineering design plans are submitted, subject to City's approval.
- m) Signage shall be placed stating "NO PARKING" along Chapman Road.
- n) Signage shall be placed on Saddle Drive at the cul-de-sac area and from lot 6, Block E to intersection on east side, Stable Drive south side of street and along lot 30x, Block C, on Thomas Place along lot 30x, Block C, and on Mustang Drive from Lot 7, Block A to Lot 1, Block C both sides of street, stating, "No Parking".
- o) Sidewalk crossings shall be delineated by full-depth, stained concrete stamped with a brick pattern as approved by the Director of Public Works.
- p) Residential Driveways at street intersections or corners shall be placed at the furthest distance from the intersection or corner and connected to front of house.
- q) Speed limit signs shall be installed as approved by the Director of Public Works.
- r) Newly constructed residences in the PD Single-Family District shall be constructed with a driveway and erected with a garage designed to house two full-size motor vehicles. A two-car garage shall be attached to the home and used primarily for the storage of motor vehicles with an entrance door not less than 16 feet in width, or two separate doors 8 feet in width, opening onto a paved driveway for entry and access by motor vehicles. Driveways shall be twenty (20) feet long and eighteen (18) feet wide at a minimum.
- s) **Garage conversions and carports are prohibited.**
- t) All lighting on lots not containing dwelling units shall be arranged so as to reflect away from lots containing dwelling units and away from adjacent districts.
- u) All areas for locating dwelling units shall be platted into individual lots and each lot shall be served individually by water, sewer, electric, and gas utility services. Areas for recreational, open space, and service use may be platted into one or more lots.
- v) Unusable land areas. No pond, creek, or other unusable terrain shall be changed without the approval of such plans by the Director of Public Works. All required setback areas shall be measured from the edge of the usable land available for development as determined by the Director of Public Works. Such unusable land area shall be planned as an open greenbelt area to be maintained by the HOA.
- w) Floodplain property shall be placed in a drainage easement and open space easement.

x)



EXHIBIT E

AWAITING PRELIMINARY DEVELOPMENT SCHEDULE

CITY OF WATAUGA, TEXAS  
ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, MAP AND PLAN OF THE CITY OF WATAUGA, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN THE ZONING CLASSIFICATION OF A TRACT OF LAND DESCRIBED AS A 26.871 ACRE TRACT SITUATED WITHIN THE HARDIN WEATHERFORD SURVEY, ABSTRACT NO. 1650 TRACTS 1A AND 1B, CITY OF WATAUGA, TARRANT COUNTY, TEXAS, FROM SINGLE FAMILY – 6 (SF6) TO PLANNED DEVELOPMENT (PD); PROVIDING DEVELOPMENT REGULATIONS REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Watauga, Texas, and the governing body of the City of Watauga, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Watauga is of the opinion that said zoning ordinance, zoning map and comprehensive plan should be amended as provided herein and should be approved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Watauga, Texas that:

I.

The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

II.

The Comprehensive Zoning Ordinance, Plan and Map of the City of Watauga, Texas, as heretofore amended, be and the same are hereby amended by granting a change in zoning from Single Family – 6 (SF6) to Planned Development (PD) with underlying base zoning of Single Family – 6 (SF) for a 26.871 acre tract of land situated within the Hardin Weatherford Survey, Abstract No. 1650, Tracts 1A And 1B, City of Watauga, Tarrant County, Texas, and being more particularly described in Exhibit “A,” attached hereto (the “Property”).

III.

The Planned Development will consist of a single-family residential development. Improvements to the Property will be designed to enhance the overall urban design and nature of the Property and surrounding area. The Planned Development shall be known as “**Saddle Crest.**” The development standards and regulations set forth in the Development Regulations and Concept Plan, Exhibits B and C, respectively, and the regulations provided for in the Single Family – 6 (SF6) District in the City’s Comprehensive Zoning Ordinance, shall be applicable to all land uses, structures, the use and occupancy of all structures and the development, construction, operation maintenance of all

improvements on the Property.

IV.

The development of the Property must proceed in compliance with the Development Schedule, attached hereto as **Exhibit “C”** and incorporated herein for all purposes.

V.

The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Watauga, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in the Exhibits attached hereto, the provisions of the Comprehensive Zoning Ordinance of the City of Watauga, Texas, and the laws of the State of Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the City’s Comprehensive Zoning Ordinance or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Comprehensive Zoning Ordinance or Code of Ordinances, then the standard or regulation required by the Comprehensive Zoning Ordinance or Code of Ordinances shall be applied to development and use of the Property.

VI.

The Zoning District Map of City of Watauga, Texas shall be revised and amended to show the zoning classification of the Property as provided in Section II hereof with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the changes.

VII.

This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Watauga, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances, except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinance(s) are hereby repealed. However, to the extent this Ordinance represents any deviation from the Future Land Use Plan of the City of Watauga City Comprehensive Plan; such plan is hereby amended to conform to this Ordinance.

VIII.

If any section, sub-section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or the Comprehensive Zoning Ordinance, as amended hereby.

IX.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

X.

Any person, firm or corporation who violates or who causes or allows another person to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine in accordance with the general penalty provision found in section 1-7 of the City Code of Ordinances, and shall upon conviction be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense. Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

XI.

This Ordinance shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council and upon approval thereof by the Mayor of the City of Watauga, Texas and publication hereof as prescribed by law.

PASSED AND ADOPTED by the City Council of the City of Watauga, Texas, the 13<sup>th</sup> day of April 2026.

APPROVED:

\_\_\_\_\_  
ARTHUR L. MINER, MAYOR

ATTEST:

\_\_\_\_\_  
LINDA PROSKEY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
DAVID BERMAN, CITY ATTORNEY



## AGENDA MEMORANDUM

**DATE:** February 21, 2026

**TO:** Planning and Zoning Commission Members

**FROM:** Jeannette Garcia, Planner I

**SUBJECT:** P.26-01: Consideration of a request from Scott Sandlin, Sandlin Homes for a preliminary plat for property commonly known as 6401 Chapman Road, being 26.8 acres described as Abstract No. 1650 Tracts 1A & 1B of the Hardin Weatherford Survey.

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### **BACKGROUND/INFORMATION:**

Applicant, Scott Sandlin, of Sandlin Homes, has applied for approval of a preliminary plat for Saddle Crest Subdivision. The 26.87 acre site is located south of Thomas Place, east of Quail Meadow Drive, west of Summit Ridge Drive and north of Chapman Road, will be subdivided into 95 lots in total; to include eighty-eight (88) new single-family homes and seven (7) open space lots.

"Saddle Crest" is to be developed with frontage on Chapman Road, neighboring Full Circle Riding Academy to the west, along with Quail Hollow Addition, which also adjoins to the north. Watauga Heights East borders to the east. The property is currently registered with the City of Watauga as a vacant property as required by the Code of Ordinances Sec. 26-131.

The proposed development includes lot sizes to be a minimum of five thousand five hundred (5,500) square feet. The lot width to be no less than fifty (50) feet and the depth no less than one hundred (100) feet. The density is calculated at 3.28 lots per acre.

The development incorporates 9.5 acres of open space in seven (7) lots which is primarily Singing Hills Creek that runs from the northeast to the southwest of the property. Additional common area lots will be provided within the subdivision. Primary street access to the development is northeast from Chapman Road, offset from Mona Lisa Ave. The northern connection is to Thomas Place connecting the subdivision to Hightower Drive.

Section 212.005 of the Texas Local Government Code requires the municipal authority responsible for approving plats to approve a plat that satisfies all applicable regulations.

"Saddle Crest" will be developed in accordance with the Watauga Code of Ordinances and Comprehensive Land Use Plan. The PD is subject to the Single Family (SF6) District Regulations, with some exceptions to include lot size regulations; architectural



## AGENDA MEMORANDUM

regulations; landscaping and screening regulations and other additional regulations as stated in the PD Ordinance.

The HOA shall be responsible for maintaining open space HOA lots, drainage channel, streetlights, sidewalks along right-of-way, trails, benches, fences along Chapman Road or on HOA property, all landscaping not on private residential lots, and all other associated appurtenances related to this PD development.

During a City Council regular meeting held January 12, 2026, the Director of Public Works spoke of the Master Drainage Plan identifying Quail Meadow Drainage Area storm drain system as having significant deficiencies requiring improvements. In addition, the area's streets, water lines, and sanitary sewer infrastructure are due for replacement.

As the Quail Meadow project is entirely within a residential neighborhood with the ultimate storm water outfall into Singing Hills Creek at 6401 Chapman Road, the Director shared that there is an opportunity to partner with the land developer of 6401 Chapman Road to combine storm water systems, saving both the developer and City construction expenses. This Quail Meadow Drainage CIP Project was approved, and the City is under contract for engineering work with Burgess & Niple, Inc.

Sanitary sewer service will be provided to the site from a city main running along Singing Hills Creek and water service will be connected at mains available around the property.

The Saddle Crest development is proposed to proceed in two phases: Phase 1 will consist of approximately 40 lots not impacted by the existing floodplain with the remaining lots developing in Phase 2 once approval has been granted by FEMA for a Conditional Letter of Map Revision (CLOMR) approval to modify the Singing Hills Creek floodplain.

### **FINANCIAL IMPLICATIONS:**

Additional property taxes for the city.

### **RECOMMENDATION/ACTION DESIRED:**

The Development Review Team respectfully recommends conditional approval of the preliminary plat for consideration during the April 13, 2026 City Council Regular Meeting.

### **ATTACHMENTS/ SUPPORTING DOCUMENTATION:**

1. PP SADDLE CREST

### **REVIEWED BY:**

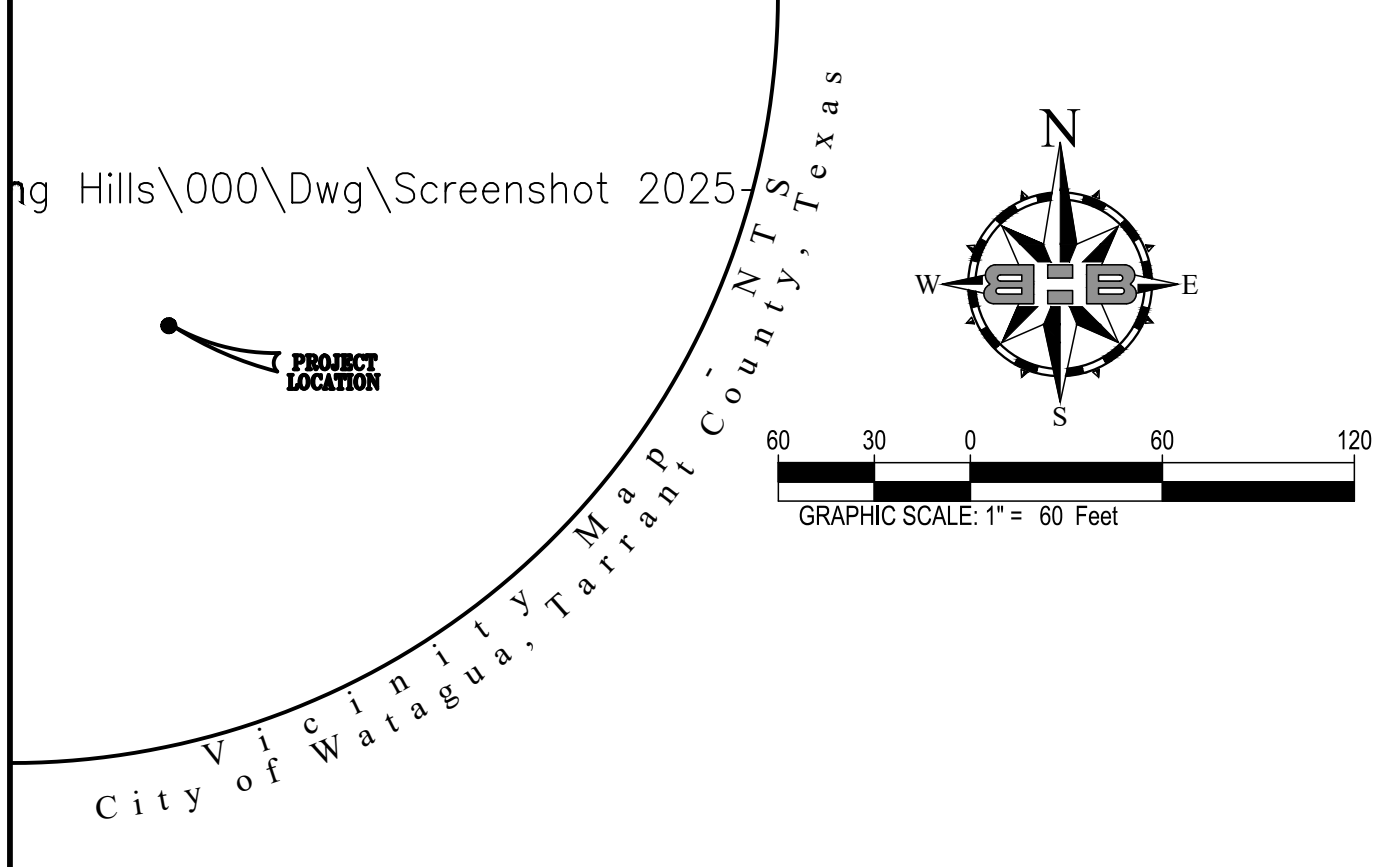
Randy Richards, CFM, Assistant Director of Public Works      Approved - 3/23/2026  
Paul Hackleman, Director of Public Works                              Approved - 3/24/2026



## **AGENDA MEMORANDUM**

David Berman, City Attorney  
Sandra Gibson, City Manager  
Linda Proskey, City Secretary  
*Approved as to form for inclusion on Agenda*

Approved - 3/26/2026  
Approved - 3/26/2026  
Final Approval - 3/26/2026



**LEGEND**

CIRF(A).....Found 1/2" Capped Iron Road Marked "ALS"  
 CIRF(C).....Found 1/2" Capped Iron Road Marked "CBG SURVEYING"  
 CIRF(L).....Found 1/2" Capped Iron Road Marked "LANDES ASSOC."  
 D.R.T.C.T. ....Deed Records, Tarrant County, Texas  
 IRS.....Set 5/8" Capped Iron Road Marked "BHB INC"  
 POB.....Point Of Beginning  
 P.R.T.C.T. ....Plat Records, Tarrant County, Texas

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
3. This survey has been prepared without benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
4. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.

**PHASING**

1. Phase I Lots: 2-3 Block A, Lots 2-3 Block B, Lots 5-33 Block C, Lots 17-19 Block D.
2. Phase 2 Lot: Lots 4-8 Block A, Lots 10-11 Block B, Lots 1-5 Block C, Lots 1-16 and Lots 20-27 Block D, Lots 1-6 Lots E, 1-7 Block F.

**CURVE & LINE TABLES**

Curve Table					Line Table			
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Line #	Direction	Length
C1	49°05'27"	250.00'	214.20'	N24°43'19"W	207.71'	L1	N00°02'45"W	18.02
C2	48°51'30"	250.00'	213.19'	S24°50'18"E	206.78'	L2	N87°34'21"E	70.04
C3	15°44'37"	225.00'	61.82'	N08°02'54"W	61.63'	L3	N89°35'28"E	24.50
C4	22°55'06"	225.00'	90.00'	N27°22'45"W	89.40'	L4	N89°35'28"E	15.00
C5	10°25'45"	225.00'	40.95'	N44°03'10"W	40.90'	L5	N00°10'35"W	4.83
C6	6°40'16"	275.00'	32.02'	N03°30'43"W	32.00'	L6	S44°56'34"W	7.13
C7	9°42'40"	275.00'	46.61'	N11°42'11"W	46.55'	L7	S89°57'15"W	85.61
C8	9°42'40"	275.00'	46.61'	N21°24'51"W	46.55'	L8	N45°10'05"W	7.43
C9	9°42'40"	275.00'	46.61'	N31°07'31"W	46.55'	L9	S89°57'15"W	85.59
C10	9°42'40"	275.00'	46.61'	N40°50'12"W	46.55'	L10	S00°10'35"E	5.45
C11	3°34'31"	275.00'	17.16'	N47°28'47"W	17.16'	L11	S44°56'34"W	27.30
C12	8°15'09"	280.01'	40.33'	S45°03'57"E	40.30'	L12	N45°10'05"W	27.10
C13	9°42'40"	275.00'	46.61'	S36°00'31"E	46.55'	L13	N45°24'32"E	35.36
C14	9°42'40"	275.00'	46.61'	S26°17'51"E	46.55'	L14	S44°42'26"W	35.43
C15	9°42'40"	275.00'	46.61'	S16°35'11"E	46.55'	L15	N44°35'28"E	35.36
C16	9°42'40"	275.00'	46.61'	S06°52'31"E	46.55'	L16	S45°24'32"E	35.36
C17	1°36'38"	275.00'	7.73'	S01°12'52"E	7.73'	L17	S00°25'53"E	8.88
C18	15°31'13"	49.50'	13.41'	S07°21'04"W	13.37'			
C19	41°13'12"	49.50'	35.61'	S35°43'16"W	34.85'			
C20	41°13'12"	49.50'	35.61'	S76°56'28"W	34.85'			
C21	41°13'12"	49.50'	35.61'	N61°50'20"W	34.85'			
C22	41°08'36"	49.50'	35.55'	N20°39'26"W	34.79'			
C23	79°06'45"	49.50'	68.35'	N39°28'15"E	63.05'			
C24	79°26'10"	10.50'	14.56'	N39°18'32"E	13.42'			
C25	11°05'23"	225.00'	43.55'	N43°43'21"W	43.48'			
C26	22°55'06"	225.00'	90.00'	N26°43'07"W	89.40'			
C27	14°51'02"	225.00'	58.32'	N07°50'03"W	58.15'			
C28	36°30'32"	49.50'	31.54'	S18°41'59"E	31.01'			
C29	22°53'27"	49.50'	192.56'	N31°36'01"E	92.15'			
C30	79°26'10"	10.50'	14.56'	N40°07'37"W	13.42'			
C31	40°40'57"	10.50'	7.46'	S70°04'04"E	7.30'			
C32	63°07'40"	49.50'	54.54'	S81°17'25"E	51.82'			
C33	41°13'12"	49.50'	35.61'	N46°32'09"E	34.85'			
C34	47°34'56"	49.50'	41.11'	N02°08'05"E	39.94'			
C35	19°12'09"	49.50'	16.59'	N31°15'28"W	16.51'			
C36	40°40'57"	10.50'	7.46'	N20°31'04"W	7.30'			
C37	1°10'38"	49.93'	1.03'	S37°32'53"E	1.03'			
C38	29°31'02"	49.50'	25.50'	S52°54'01"E	25.22'			

**FLOOD ZONE NOTE**

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0205L, Map Revised March 21, 2019. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

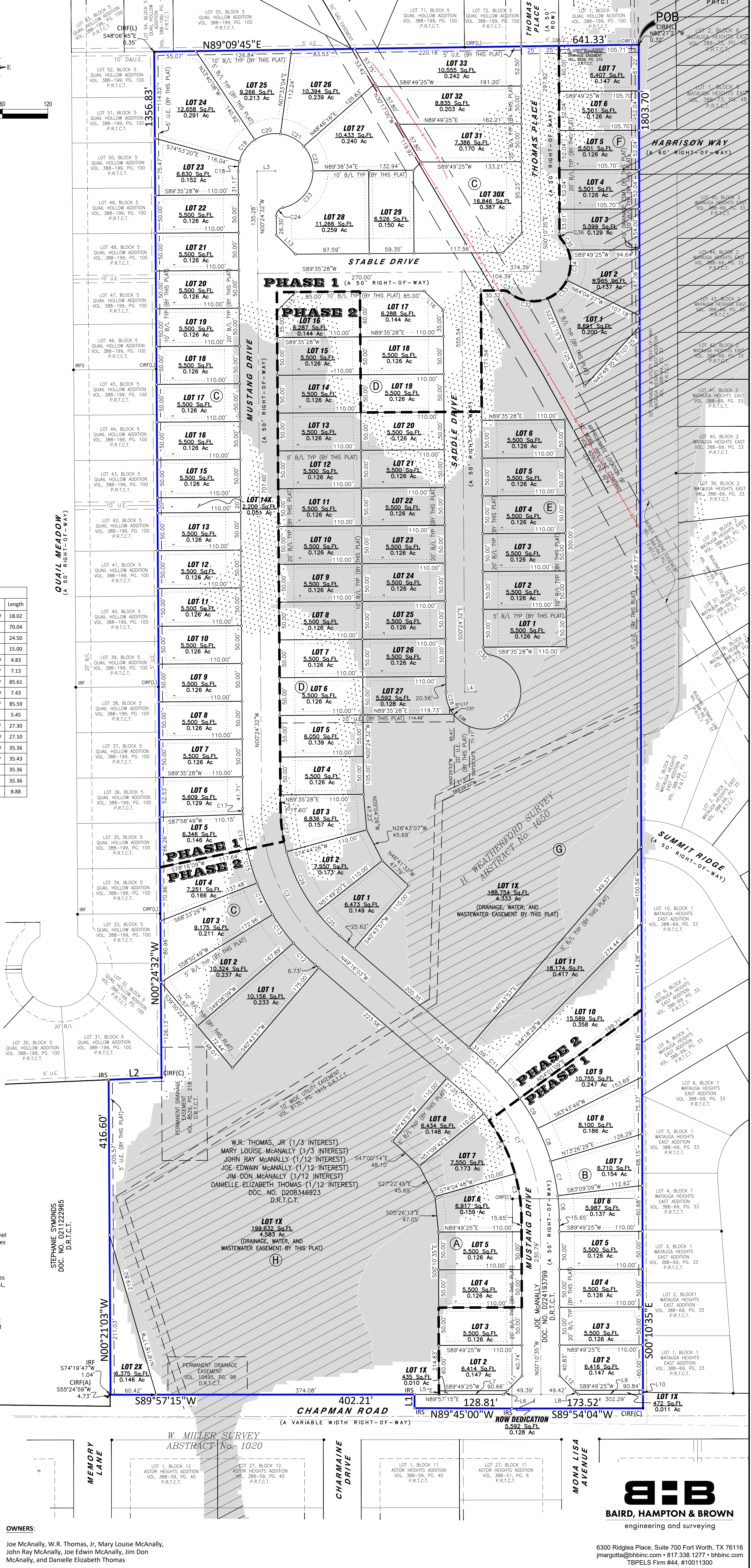
A. A portion of the subject property lies within FLOODWAY AREAS IN ZONE AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0205L, Map Revised March 21, 2019. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

B. A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0205L, Map Revised March 21, 2019. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

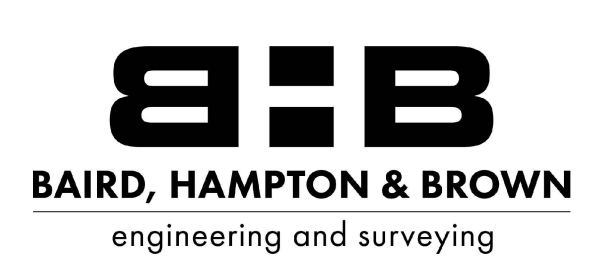
The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0205L, Map Revised March 21, 2019.

**PRELIMINARY PLAT**  
**SADDLE CREST**  
 LOTS 1X, 2-8, BLOCK A, LOTS 1X, 2-11, BLOCK B,  
 LOTS 1-13, 14X, 15-33, BLOCK C, LOTS 1-27, BLOCK D,  
 LOTS 1-6, BLOCK E, LOTS 1-7, BLOCK F, LOT 1X, BLOCK G,  
 LOTS 1X-2X, BLOCK H

**BEING A 26.871 ACRE TRACT SITUATED WITHIN THE  
 HARDIN WEATHERFORD SURVEY, ABSTRACT NO. 1650  
 CITY OF WATAUGA, TARRANT COUNTY, TEXAS  
 FEBRUARY 2026 SHEET 1 OF 2**



**OWNERS:**  
 Joe McAnally, W.R. Thomas, Jr., Mary Louise McAnally,  
 John Ray McAnally, Joe Edwin McAnally, Jim Don  
 McAnally, and Danielle Elizabeth Thomas



6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
 jmgartga@hbinc.com • 817.338.1277 • hbinc.com  
 TBPELS Firm #44, #10011300

STATE OF TEXAS §

COUNTY OF TARRANT §

BEING a tract of land situated in the H. Weatherford Survey, Abstract Number 1650, City of Watauga, Tarrant County, Texas same being all of a tract of land as described by deed to Joe McAnally recorded in Document Number D224193799, Deed Records, Tarrant County, Texas (DRCT) and all of a tract of land as described by deed to An undivided one-third (1/3) interest to W.R. Thomas, Jr, An undivided one-third (1/3) interest to Mary Louise McAnally, An undivided one-twelfth (1/12) interest to John Ray McAnally, An undivided one-twelfth (1/12) interest to Joe Edwin McAnally, An undivided one-twelfth (1/12) interest to Jim Don McAnally, An undivided one-twelfth (1/12) interest to Danielle Elizabeth Thomas as recorded in Document Number D208346923, DRCT, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the northeast corner of the said McAnally tract recorded in Document Number D208346923, same being the southeast corner of Lot 1, Block 16, Quail Hollow Addition, an addition to the City of Watauga, Tarrant County, Texas as shown on plat recorded in Volume 388-199, Page 100, Plat Records, Tarrant County, Texas (PRCT) and being in the west line of Watauga Heights East, an addition to the City of Watauga, Tarrant County, Texas as shown on plat recorded in Volume 388-73, Page 48, PRCT, from which a found 1/2-inch capped iron rod marked "LANDES ASSOC." bears North 82°27'21" West, a distance of 0.32 feet;

THENCE South 00°10'35" East, with the common line between the said McAnally tract recorded in Document Number D208346923 and the said Watauga Heights East recorded in Volume 388-73, Page 48, at a distance of 171.31 feet passing the southwest corner of the said Watauga Heights East recorded in Volume 388-73, Page 48, same being the northwest corner of Watauga Heights East, an addition to the City of Watauga, Tarrant County, Texas as shown on plat recorded in Volume 388-69, Page 33, PRCT, and now continuing with the common line between the said McAnally tract recorded in Document Number D208346923 and the said Watauga Heights East recorded in Volume 388-69, Page 33, at a distance of 1526.10 feet passing the northeast corner of the aforesaid Joe McAnally tract recorded in Document Number D224193799, and now continuing with the common line between the said Joe McAnally tract recorded in Document Number D224193799 and the said Watauga Heights East recorded in Volume 388-69, Page 33, at a distance of 1782.71 feet passing the southwest corner of the said Watauga Heights East recorded in Volume 388-69, Page 33, same being a el corner in the north right-of-way line of Chapman Road (a variable width public right-of-way), and now continuing with the east line of the said Joe McAnally tract recorded in Document Number D224193799 and the said north right-of-way line for a total distance of 1803.70 feet to a found capped iron rod marked "CBC" for the southeast corner of the said Joe McAnally tract recorded in Document Number D224193799, same being a reentrant corner in the said north right-of-way line of Chapman Road;

THENCE South 89°54'04" West, with the common line between the said Joe McAnally tract recorded in Document Number D224193799 and the said north right-of-way of Chapman Road, a distance of 173.52 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the southwest corner of the said Joe McAnally tract recorded in Document Number D224193799, same being the southeast corner of the aforementioned McAnally tract recorded in Document Number D208346923;

THENCE South 89°45'00" West, with the common line between the said McAnally tract recorded Document Number D208346923 and the said north right-of-way of Chapman Road, a distance of 128.81 feet to an IRS for a reentrant corner in the said right-of-way;

THENCE North 00°02'45" West, continuing with the common line between the said McAnally tract recorded Document Number D208346923 and the said north right-of-way of Chapman Road, a distance of 18.02 feet to an IRS for a reentrant corner in the said McAnally tract recorded Document Number D208346923, same being a el corner in the said north right-of-way line of Chapman Road;

THENCE South 89°57'15" West, continuing with the common line between the said McAnally tract recorded Document Number D208346923 and the said north right-of-way of Chapman Road, a distance of 402.21 feet to a point for the southwest corner of the said McAnally tract recorded Document Number D208346923, same being in the east line of a tract of land as described by deed to Stephanie Symonds as recorded in Document Number D211222965, DRCT and being an el corner in the said north right-of-way line of Chapman Road, from which a found 1/2-inch iron rod bears South 74°19'47" West, a distance of 1.04 feet and a found 1/2-inch capped iron rod marked "ALS" bears South 55°24'59" West, a distance of 4.73 feet;

THENCE North 00°21'03" West with the common line between the said McAnally tract recorded Document Number D208346923 and the said Symonds tract, a distance of 416.60 feet to an IRS for an el corner in the said McAnally tract recorded Document Number D208346923, same being the northeast corner of the said Symonds tract and being in the south line of Lot 31, Block 5, of the aforementioned Quail Hollow Addition;

THENCE North 87°34'21" East, with the common line between the said McAnally tract recorded Document Number D208346923 and said Lot 31, a distance of 70.04 feet to a found 1/2-inch capped iron rod marked "CBG" for a reentrant corner in the said McAnally tract recorded Document Number D208346923, same being the southeast corner of said Lot 31;

THENCE North 00°24'32" West, with the common line between the said McAnally tract recorded Document Number D208346923 and the aforesaid Quail Hollow Addition, at a distance of 516.84 feet passing a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the northeast corner of Lot 38, Block 5 of the said Quail Hollow Addition, same being the southeast corner of Lot 39, Block 5 of the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition, at a distance of 936.84 feet passing a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the northeast corner of Lot 45, Block 5 of the said Quail Hollow Addition, same being the southeast corner of Lot 46, Block 5 of the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition for a total distance of 1356.83 feet to a point for the northwest corner of the said McAnally tract recorded Document Number D208346923, same being a reentrant corner of the said Quail Hollow Addition, from which a found 1/2-inch capped iron rod marked "LANDES ASSOC." bears South 48°06'45" East, a distance of 0.35 feet;

THENCE North 89°09'45" East, continuing with the common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition, at a distance of 410.62 feet passing a found 1/2-inch capped iron rod marked "LANDES ASSOC." for the southeast corner of Lot 71, Block 5 of the said Quail Hollow Addition, same being the southwest corner of lot 72, Block 5 of the said Quail Hollow Addition, and now continuing with the said common line between the said McAnally tract recorded Document Number D208346923 and the said Quail Hollow Addition for a total distance of 641.33 feet to the POINT OF BEGINNING and containing 1,170,509 square feet or 26.871 acres of land more or less.

OWNERS DEDICATION §

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, Joe McAnally, W.R. Thomas, Jr, Mary Louise McAnally, John Ray McAnally, Joe Edwin McAnally, Jim Don McAnally, and Danielle Elizabeth Thomas, owners do hereby adopt this final plat designating the above described property as LOTS 1X, 2-8, BLOCK A, LOTS 1X, 2-11, BLOCK B, LOTS 1-13, 14X, 15-33, BLOCK C, LOTS 1-27, BLOCK D, LOTS 1-6, BLOCK E, LOTS 1-7, BLOCK F, LOT 1X, BLOCK G, LOTS 1X-2X, BLOCK H, SADDLE CREST, an addition to the City of Watauga, Tarrant County, Texas and do hereby dedicate to the public's use the easements and rights-of-way as shown.

Joe McAnally

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

W.R. Thomas, Jr

Owner



3801 William D. Tate, Suite 500 Grapevine, TX 76051
mail@bhinc.com • 817.251.8550 • bhinc.com
TBPELS Firm #44, #10011302

OWNERS:

Joe McAnally, W.R. Thomas, Jr, Mary Louise McAnally, John Ray McAnally, Joe Edwin McAnally, Jim Don McAnally, and Danielle Elizabeth Thomas

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

Mary Louise McAnally

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

John Ray McAnally

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

Joe Edwin McAnally

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

Jim Don McAnally

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

Danielle Elizabeth Thomas

Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared \_\_\_\_\_ known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_ 2026.

Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Watauga, Tarrant County, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 02-23-2026

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
February 23, 2026

WHEREAS the PLANNING AND ZONING COMMISSION of the City of Watauga, Texas voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_ 2026, to recommend approval of this plat by the City Council.
SIGNED: \_\_\_\_\_
CHAIRMAN, PLANNING AND ZONING COMMISSION
ATTEST: \_\_\_\_\_
SECRETARY, PLANNING AND ZONING COMMISSION
WHEREAS the CITY COUNCIL of the City of Watauga, Texas voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_ 2026, to approve this plat for filing of record.
SIGNED: \_\_\_\_\_
MAYOR, CITY OF WATAUGA
ATTEST: \_\_\_\_\_
CITY SECRETARY, CITY OF WATAUGA

PRELIMINARY PLAT
SADDLE CREST
LOTS 1X, 2-8, BLOCK A, LOTS 1X, 2-11, BLOCK B, LOTS 1-13, 14X, 15-33, BLOCK C, LOTS 1-27, BLOCK D, LOTS 1-6, BLOCK E, LOTS 1-7, BLOCK F, LOT 1X, BLOCK G, LOTS 1X-2X, BLOCK H
BEING A 26.871 ACRE TRACT SITUATED WITHIN THE HARDIN WEATHERFORD SURVEY, ABSTRACT NO. 1650
CITY OF WATAUGA, TARRANT COUNTY, TEXAS
FEBRUARY 2026 SHEET 2 OF 2