



**MINUTES
WATAUGA CITY COUNCIL
REGULAR MEETING
CITY HALL COUNCIL CHAMBER,
7105 WHITLEY ROAD,
MONDAY, APRIL 13, 2026
6:30 PM**

CALL TO ORDER

Mayor Arthur Miner called the meeting to order at 6:30 p.m.

ROLL CALL

The meeting was convened with the following members present:

Arthur L. Miner
Cris Blackburn
Pat Shelbourne
Lovie Downey
Andrew Neal
Vacant
Mark Taylor
Jan Hill

Mayor
Mayor Pro Tem Place 2
Council Member Place 1
Council Member Place 3
Council Member Place 4
Council Member Place 5
Council Member Place 6
Council Member Place 7

and

Sandra Gibson
Linda Proskey
Randy Barkley
Paul Hackelman
Randy Richards
James Lewis
Jennifer Calvert
Timothy Hamilton
Julie Rodriguez
Lana Ewell
Jeannette Gracia

City Manager
City Secretary
Asst. City Manager/Fire Chief
Asst. City Manager/Public Works Director
Assistant Public Works Director
Police Chief
Finance Director
Parks Director
Human Resources/Civil Service Director
Library Director
Planner

INVOCATION

Associate Pastor Mathew Hurst of The First Baptist Church of Watauga gave the invocation

PLEDGE OF ALLEGIANCE United States and Texas Flags

Mayor Miner led the Pledge of Allegiance

ANNOUNCEMENTS

Councilmember Blackburn announced that kitten season is in full swing and reminded residents that if they find a litter of kittens, they should leave them undisturbed unless the kittens are in immediate danger and contact Animal Control for guidance.

Councilmember Neal congratulated NASA and the Artemis space program on their achievements. He reminded everyone that Watauga Fest is 31 days away, noted that the BISD bond election will be on the ballot in the next election, and shared that the animal shelter is at capacity with dogs and cats, encouraging residents to consider adoption.

Mayor Miner

PRESENTATIONS

1. Presentation of Service Awards for the City of Watauga Employees celebrating a Milestone Anniversary during the month of April

Sandra Gibson and Mayor Miner presented the service award to Marisa Hewitt for 5 years of service.

2. Presentation of Employee of the Month Award for the month of April

Sandra Gibson and Mayor Miner presented the Employee of the Month award to Brian Pierce.

3. Presentation of the City of Watauga HERO Award for Life-Saving Actions

Randy Barkley, Fire Chief/Assistant City Manager presented the award to Alex Snyder who witnessed a motor vehicle accident on September 19, 2025, and began life saving measures on a person who was involved in the accident

4. Presentation of Commendation for Life Saving Award to Firefighters

Assistant Fire Chief Thomas recognizing members of MEDIC 311 and Engine 311 with the Chief's Commendation for Lifesaving. The crew responded to a cardiac arrest incident, provided advanced life support interventions, achieved return of spontaneous circulation, and stabilized the patient, who ultimately survived and was discharged from the hospital. Assistant Chief Thomas noted that the

successful outcome reflected the team's training, professionalism, teamwork, and commitment to excellence. The commendation was presented to Firefighter/Paramedics Mason Doyle and Caeden Wallace, Firefighters Derek Plunkett and Tyler Smith, and Lieutenant James Vieau.

The family of the cardiac arrest survivor expressed their sincere gratitude to the first responders and firefighters whose actions helped save his life. Speaking on behalf of the family, his wife thanked the crew for their service and dedication and noted the profound impact their efforts had on their family.

Dr. Jacob White, EMS Coordinator with Medical City North Hills, and Dr. Johnson, Medical Director, spoke regarding the lifesaving incident. They emphasized the importance of bystander CPR in improving survival rates for cardiac arrest patients and encouraged residents to learn hands-only CPR. Both praised the professionalism, compassion, and dedication of Watauga Fire Department personnel, noting that the successful outcome required coordinated efforts from bystanders, first responders, and hospital staff. Dr. Johnson commended the department's high standards and expressed confidence in the quality of care provided by its firefighter-paramedics.

PUBLIC COMMENT

There was no request for public comment

PUBLIC TESTIMONY FOR ACTION ITEMS

There was no request for public testimony

CONSENT AGENDA

- 1. Consider action on approval of a Resolution approving the Landscape Maintenance Agreement (LMA) for the Green Ribbon Program on-system between the City of Watauga and the Texas Department of Transportation (TxDot) regarding landscaping improvements from Basswood Blvd. to Starnes Road on U.S. Highway 377.**
- 2. Consider action on approval of a Resolution by the City Council of the City of Watauga, Texas amending Resolution No. 2026.001 between the Texas Department of Transportation and City of Watauga, Texas authorizing execution of an Advance Funding Agreement (AFA) for a Green Ribbon Program from Starnes Rd. to Basswood Blvd. along Highway US377 for right-of-way landscaping improvements; providing for Severability, providing an effective date**
- 3. Consider action to adopt an Ordinance by the City Council of the City of Watauga, Texas appointing J. Stewart Bass pursuant to Section**

30.00006 of the Texas Government Code, Section 8.02 of the Watauga City Charter, and Sections 24-29, 24- 30, 24-31, and 24-32 of the Watauga Code of Ordinances, to serve a Municipal Court Judge of the Municipal Court of Record for the City of Watauga; providing that all ordinances in conflict herewith are hereby repealed to the extent that they are in conflict; providing a savings clause; providing an effective date.

- 4. Consider action to adopt an Ordinance by the City Council of the City of Watauga, Texas appointing Lorraine Irby pursuant to section 30.00006 and 30.00008 of the Texas Government Code to serve the Alternate Municipal Court Judge of the Municipal Court of Record for the City of Watauga; providing that all ordinances in conflict herewith are hereby repealed to the extent that they are in conflict; providing a savings clause; providing an effective date**
- 5. Consider and approve the award of a contract to Overhead Door Company of Fort Worth for the installation of security overhead doors at the Watauga Fire Department.**
- 6. Consider action on approval of the Strategic Planning Workshop Minutes for February 21, 2026**
- 7. Consider action on approval of the Monthly Financial Report for the period ending February 28, 2026.**

Mayor Miner called for a Motion. Councilmember Neal made a motion to accept as presented. Councilmember Shelbourne seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: None

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.

Jeannette Gracia, Planner, presented the item she stated a public hearing was held on a request from Christopher H. Blevins to rezone approximately 26.8 acres on Chapman Road from SF-6 to Planned Development (PD) for the proposed Saddle Crest subdivision. The development would include 88 single-family homes and seven open-space lots. She confirmed that all required notices were published, posted, and mailed and noted that a traffic impact analysis is being conducted. She also discussed drainage improvements, utility capacity, and HOA maintenance responsibilities.

Mr. Boyd, a Representative of Sandlin Homes, presented the proposed residential development, noting that approximately 35.5% of the site would be preserved as open space with trails and landscaping. The development would include homes ranging from approximately 2,500 to 3,300 square feet, with anticipated sales prices between \$400,000 and \$600,000. The developer stated that the project is consistent with the Comprehensive Land Use Plan and would incorporate enhanced architectural standards, masonry construction materials, sidewalks, and streets built to City standards. He also addressed concerns regarding the five-foot building line, explaining that homes are expected to be set back approximately 17 to 20 feet from the line, with the setback primarily intended to accommodate accessory structures and pools. The developer emphasized that the project is designed to complement surrounding neighborhoods while improving drainage and infrastructure in the area. Additionally, a wildlife habitat study was completed, and no protected critical habitat was identified on the property.

Mayor Miner opened the public hearing at 7:19 p.m.

Merle Wait, 6900 Quail Meadow, Watauga, TX, spoke against the development and shared his concerns about it to include the floodplain, and traffic.

Ken Moat, 6505 Memory Lane, Watauga, TX, spoke against the development and shared his concerns about it to include the floodplain, wildlife disruption, and traffic.

Mayor Miner closed the public hearing closed at 7:26 p.m.

ACTION ITEMS

- 1. Z.26-01: Consideration and action to approve an ordinance and a request from Christopher H Blevins 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, presented the request for a zoning change from SF-6 Single-Family Residential to a Planned Development (PD) district for single-family residential use. She noted that staff and the developer had collaborated on additional development standards, including enhanced board-on-board fencing with top caps in areas visible from public streets and the use of dark-sky-compliant lighting to minimize impacts on adjacent properties.

Paul Hackleman, Assistant City Manager/Public Works Director, provided an overview of the proposal and its consistency with the City's Comprehensive Land Use Plan, noting that the property has been designated for low-density residential development since 2016 and reaffirmed in subsequent planning efforts. He explained that the PD zoning would provide additional development standards beyond those required under SF-6 zoning, including architectural enhancements, homeowner association maintenance responsibilities, landscaping requirements, and open-space preservation. He stated that the proposed density is lower than surrounding residential developments and that adequate water, sewer, and utility infrastructure are available to serve the project.

Mr. Hackleman also addressed concerns raised during the Planning and Zoning public hearing regarding traffic, drainage, floodplain impacts, wildlife habitat, lot setbacks, school enrollment, and future land use. He explained that drainage improvements and floodplain modifications would be completed in accordance with applicable regulations and are expected to improve existing conditions. He noted that the five-foot rear setback is consistent with SF-6 standards and is generally intended to accommodate accessory structures rather than primary residences. He further stated that the development would generate additional property tax revenue, support nearby commercial activity, and shift certain maintenance responsibilities from the City to the homeowners association.

Mayor Miner called for a Motion. Councilmember Taylor made a motion to approve as presented. Councilmember Downey seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: None

2. **P.26-01: Consideration and action to approve 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.**

Ms. Garcia presented the proposed Saddle Crest development at 6401 Chapman Road. She explained that the project would consist of single-family residential lots with a minimum lot size of 5,500 square feet, minimum lot width of 50 feet, and an average lot depth of approximately 110 feet. The development is proposed at a density of 3.28 lots per acre and includes approximately 9.5 acres of open space, primarily associated with the creek and additional common areas throughout the subdivision.

Ms. Garcia stated that primary access to the development would be from Chapman Road, with a secondary connection to Hightower Drive through Thomas Place. She noted that the development complies with the City's Comprehensive Land Use Plan and applicable zoning regulations, and that a final plat would return to the Planning and Zoning Commission and City Council for approval prior to construction. The homeowners association will be responsible for maintaining open space, drainage facilities, streetlights, and common-area landscaping.

She further explained that the development will be coordinated with ongoing drainage improvement efforts identified in the City's master drainage plan and that utility services can be provided through existing water and sewer infrastructure. The project is proposed in two phases, with the second phase contingent upon approval of floodplain modifications associated with the creek. Ms. Garcia also noted that all residential construction will be required to comply with the City's floodplain management regulations and applicable elevation standards.

Mayor Miner called for a Motion. Councilmember Neal made a motion to approve as presented. Councilmember Taylor seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: None

3. **Consider action to approve an Ordinance amending Article III ("Water Conservation, Drought Response and Irrigation System Regulations") of Chapter 42 ("Utilities") to impose additional enforcement regulations for**

water irrigation systems in violation of Drought Contingency and Water irrigation System regulations; providing that all ordinances in conflict are repealed; providing a savings clause; providing a severability clause; providing for a fine not to exceed \$2,000 for certain violations; and providing an effective date.

Taylor Alvarez, Public Works Superintendent, presented the proposed ordinance amendment to the City's irrigation regulations. He explained that the amendment is intended to ensure compliance with water conservation requirements established by the City of Fort Worth and its wholesale water customers. The amendment updates Chapter 42 of the Code of Ordinances by adding enforcement provisions related to irrigation system regulations, including notices of violation, lockouts, and penalties for violations that may pose public health or safety risks.

Mr. Alvarez stated that the amendment strengthens the City's water conservation efforts by refining irrigation scheduling requirements, limiting watering during peak evaporation hours, and promoting more efficient water use. The ordinance includes penalties of up to \$2,000 per violation, standard legal provisions, and exemptions for certain essential uses, including professional sports fields. He noted that the amendment supports responsible water management practices while maintaining flexibility for critical community needs.

Mayor Miner called for a Motion. Councilmember Downey made a motion to approve as presented. Mayor Pro Tem Blackburn seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: None

4. Discuss and consider nomination(s) for the Northeast Tarrant Chamber's Hometown Heroes

Mayor Miner nominated Mr. Alex Snyder, who earlier in the meeting received the HERO Award for Life-Saving Actions.

Councilmember Neal nominated the Animal Services officers for the exceptional work they performed in removing and caring for more than 50 dogs from one residence.

Councilmember Downey nominated Sandra Gibson, City Manager, for her outstanding work on the budget and her engagement with residents, particularly during the open houses and town hall meetings held in connection with the bond election.

Mayor Miner called for a Motion. Councilmember Downey made a motion to approve Mr. Snyder, Animal Services Officers and the City Manager, as the nominees for Hometown Heroes. Mayor Pro Tem Blackburn seconded the motion

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: None

5. Discuss and consider action on procedures for the training and travel budget for the Council

Mayor Miner stated that, during the workshop, the Council discussed incorporating the travel and training policy into the Council Rules of Procedure.

Councilmember Taylor moved to amend the Council Rules of Procedure to allow a councilmember who has exhausted their training budget allocation to request additional funds from the Council. Under the proposed amendment, the councilmember would be required to present their request, and the Council would vote to approve or deny additional funding. Mayor Pro Tem Blackburn seconded the motion.

City Attorney David Berman asked whether the Council wanted his office to draft the proposed amendments. Mayor Miner stated that, since the Council Rules of Procedure were already under review, he and the City Secretary would prepare the amendments and present them for review and approval.

With no further discussion Mayor Miner called for a vote.

Motion passed 6-0-0-0.

Ayes: Shelbourne, Blackburn, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None
Absent: None

ITEMS FOR FUTURE AGENDAS

Councilmember Downey wants staff to review the garage sale signage. There was a second by Councilmember Taylor

Mayor Miner stated that as soon as the Council Rules have been drafted to put that on the agenda for consideration.

ADJOURNMENT

Mayor Miner adjourned the meeting at 8:29 p.m.

Approved: this 13 day of July, 2026

Signed: this 14 day of July, 2026

APPROVED:

/s/ Arthur L. Miner
Arthur L. Miner, Mayor

ATTEST:

/s/ Linda Proskey
Linda Proskey, City Secretary

