



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
December 9, 2024

AND VIA VIDEOCONFERENCE/TELECONFERENCE

Videoconferencing is being used to allow the public and staff to attend the meeting. This meeting will be held using videoconferencing/teleconferencing technology with public viewing access via [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) (MEETING/WEBINAR ID: 882 4164 2850 PASSCODE:) or 563791 watch live at: <https://decaturtx.new.swagit.com/views/212/>

If you have questions, you can call 940-393-0204 before noon on the date of the meeting.

*If you join the meeting via videoconferencing and want to address the Council on an agenda item, you will need to have your camera on and **SEND A CHAT MESSAGE THAT YOU HAVE A COMMENT BEGINNING OF THE MEETING**, when the Mayor calls for public comment, you will be recognized by Mayor to address the Council and will be allowed 3 minutes to complete your comments.*

Anyone wishing to speak on a posted agenda item must complete a speaker card with the speaker's name and address and must identify the agenda item number for which the speaker would like to speak. A card must be submitted to Asucena Delgado, City Secretary, so that the speaker may be recognized by the Mayor at the appropriate time. Speakers will each be allowed a three (3) minute period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak during this item or during the Council's consideration of individual items in accordance with City Council Rules of Procedure. The three (3) minute period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate the speaker's comments regarding the posted agenda item for which the request to speak was filed.

REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATIONS, RECOGNITION

AGENDA ITEMS

1. **CITIZENS COMMENTS AND ANNOUNCEMENTS.** (Please complete a Speaker Registration Form before speaking) each speaker will be limited to 3 minutes; the Open Meeting Act does not allow for discussion in response to the comments. Comments should be made to the Council rather than to individual members, and no action will be taken by the Council.
2. CONSIDER AND TAKE ACTION TO APPROVE AND AGREEMENT BETWEEN THE CITY OF DECATUR, TEXAS AND COLUMBIA MEDICAL CENTER OF PLANO SUBSIDIARY LP, DBA MEDICAL CITY PLANO TO PROVIDE MEDICAL ADVISORY SERVICES IN CONNECTION WITH THE CITY'S EMERGENCY MEDICAL SERVICES (EMS).
3. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION APPROVING THE DECATUR 2024 ROADWAY, WATER, AND WASTEWATER IMPACT FEE STUDY.
RESOLUTION R2024-12-28

PUBLIC HEARING ITEMS:

- Open Public Hearing at: _____ Close Public Hearing at: _____
4. CONDUCT A PUBLIC HEARING AND FIRST READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS ACCEPTING AND APPROVING THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE. **ORDINANCE 2024-12-35.**
- Open Public Hearing at: _____ Close Public Hearing at: _____
5. CONDUCT A PUBLIC HEARING AND FIRST READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS TO ADOPT IMPACT FEES AND PROVIDE FOR THE COLLECTION OF IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY FACILITIES PURSUANT TO THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN. **ORDINANCE 2024-12-36**
- Open Public Hearing at: _____ Close Public Hearing at: _____
6. HEAR PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 7R, BLOCK 32, ORIGINAL TOWN OF DECATUR, BEING A REPLAT OF LOTS 7-8, BLOCK 32, ORIGINAL TOWN OF DECATUR TO THE CITY OF DECATUR, WISE COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 501 N. CHURCH STREET. **(REPLAT APPLICATION 2024-07—GREGORY AND AMANDA LLOYD) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, COMMISSIONER HICKS ABSENT.) RP2024-07**
- Open Public Hearing at: _____ Close Public Hearing at: _____
7. HEAR PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 8R, BLOCK J, JW COLBERT ADDITION, BEING A REPLAT OF LOT 8, BLOCK J, JW COLBERT ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 601 W. BRADY STREET. **(REPLAT APPLICATION 2024-08—ELIAS MARES) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, COMMISSIONER HICKS ABSENT.) RP2024-08**
- Open Public Hearing at: _____ Close Public Hearing at: _____
8. CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A TATTOO SHOP IN A C-1A, DECATUR SQUARE BUSINESS DISTRICT, ON APPROXIMATELY 0.06 ACRES OF LAND LOCATED AT 104 N. TRINITY STREET. **(SPECIFIC USE PERMIT APPLICATION 2024-10—MR. BRENDAN MITCHELL). (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, COMMISSIONER HICKS ABSENT.) SUP2024-10**
- Open Public Hearing at: _____ Close Public Hearing at: _____
9. CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PERMANENT MAKEUP APPLICATION, AS A SECONDARY USE, AND A TATTOO SHOP IN A C-1A, DECATUR SQUARE BUSINESS DISTRICT, ON APPROXIMATELY 0.523 ACRES OF LAND LOCATED AT 206 N. STATE STREET, SUITE 205. **(SPECIFIC USE PERMIT APPLICATION 2024-11—MS. PAIZLEE HENRY, ON BEHALF OF INKED BY PAIZ) (THE PLANNING AND ZONING COMMISSION RECOMMEND 5-0, COMMISSIONER HICKS ABSENT.) SUP2024-11**

NON-PUBLIC HEARING ITEMS:

10. CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT A & LOT B, BLOCK M, VISTA PARK PHASE 3 BEING A 4.161-ACRE TRACT IN THE JOHN C. BULLOCK SURVEY, ABSTRACT NUMBER 79, IN THE CITY OF DECATUR, WISE COUNTY,

TEXAS. (FINAL PLAT APPLICATION 2024-05—JODY BOYD, ON BEHALF OF DECATUR VP LLC) FP2024-05

11. CONSIDER SECOND READING OF AN ORDINANCE AND TAKE APPROPRIATE ACTION TO AMEND THE CODE OF ORDINANCES IN APPENDIX B — “ZONING,” ARTICLE 5 “ZONING DISTRICTS TO REVISE THE MINIMUM LOT SIZE FOR RESIDENTIAL DEVELOPMENT FROM 5,000 SQUARE FEET TO 8,000 SQUARE FEET IN THE SF-2, TH, 2F, MF, MHD, C-1, C-1A, C-2 AND PD ZONING DISTRICTS. (STAFF INITIATED APPLICATION 2024-04—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION CONSIDERED THIS ITEM ON NOVEMBER RECOMMEND APPROVAL, 5-0 WITH CONSIDERATION OF EXTENDING THE EFFECTIVE DATE TO SIXTY (60) DAYS FROM THE ADOPTION OF THE ORDINANCE, COMMISSIONER LANIER ABSENT.) ORDINANCE 2024-12-34

SF-2 = SINGLE-FAMILY RESIDENTIAL DISTRICT C-1A = DECATUR SQUARE BUSINESS DISTRICT
2F = TWO-FAMILY RESIDENTIAL DISTRICT C-1 = RESTRICTED BUSINESS DISTRICT
MHD = MANUFACTURED HOME DISTRICT C-2 = THOROUGHFARE BUSINESS DISTRICT
TH = TOWNHOUSE RESIDENTIAL DISTRICT PD = PLANNED DEVELOPMENT DISTRICT
MF = MULTIPLE-FAMILY RESIDENTIAL DISTRICT

12. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN INTERLOCAL AGREEMENT WITH DECATUR INDEPENDENT SCHOOL DISTRICT REGARDING SCHOOL CROSSWALKS AND AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS.
13. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER SO REQUESTS, IN WHICH EVENT THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.
- A. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD NOVEMBER 11, 2024, AND NOVEMBER 25, 2024.
 - B. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR NOVEMBER 2024.
14. **EXECUTIVE SESSION** - In accordance with the Texas Government Code, Section 551.001, et seq., City Council will recess into Executive Session (closed meeting) to discuss the following:
- A. ECONOMIC INCENTIVES (§ 551.087): TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO LIBERTAS DECATUR, LLP.
15. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur Texas, on Friday, December 6, 2024, at 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Delgado

Asucena Delgado, TRMC, City Secretary

*NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in the Open Session following the conclusion of the Executive Session.

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY.**