



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
January 13, 2025

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

PROCLAMATION: SCHOOL BOARD RECOGNITION MONTH.

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 ON AN ENCROACHMENT AGREEMENT BETWEEN THE CITY OF DECATUR AND DONALD AND MARY J. MATHRE, FOR A SHOP AND VEHICLE STORAGE STRUCTURE LOCATED IN PUBLIC RIGHT-OF-WAY LOCATED AT 1206 W. HAWK CIRCLE AND AUTHORIZE CITY MANAGER TO EXECUTE THE AGREEMENT.

PUBLIC HEARING ITEMS:

3. **RP2024-10** HEAR PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING A

REQUEST TO FINAL PLAT LOT 1R, BLOCK 23, ORIGINAL TOWN OF DECATUR, BEING A REPLAT OF PART OF LOTS 1 AND 2, BLOCK 23, AND THE WEST HALF OF NORTH MARKET STREET, ORIGINAL TOWN OF DECATUR, CITY OF DECATUR, WISE COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 300 N TRINITY STREET, DECATUR, TEXAS. **(REPLAT APPLICATION 2024-10—WARM, WISE COUNTY, TEXAS) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.)**

Open Public Hearing at: _____ Close Public Hearing at: _____

4. **ZC2024-06** 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 REZONE APPROXIMATELY 0.37 ACRES OF LAND LOCATED AT 300 N. TRINITY STREET, 0.07 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF NORTH TRINITY STREET, 0.04 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST OAK STREET AND 0.04 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF NORTH MARKET STREET FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (SF-2) TO RESTRICTED BUSINESS ZONING DISTRICT (C-1). THE PROPERTY IS LOCATED AT 300 N TRINITY STREET, DECATUR, TEXAS. **(ZONING CHANGE APPLICATION 2024-06—WARM, WISE COUNTY, TEXAS) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) ORDINANCE 2025-01-01**

Open Public Hearing at: _____ Close Public Hearing at: _____

5. **SUP2024-12** 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 PHILANTHROPIC USE IN A C-1, RESTRICTED BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.832 ACRES OF LAND LOCATED AT 300 N. TRINITY STREET, DECATUR, TEXAS. **(SPECIFIC USE PERMIT APPLICATION 2024-12—WARM, WISE COUNTY, TEXAS) (THE PLANNING AND ZONING COMMISSION RECOMMEND 6-0.) ORDINANCE 2025-01-02**

Open Public Hearing at: _____ Close Public Hearing at: _____

6. **RP2024-09** HEAR PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 6R, BLOCK 8, LIPSEY ADDITION, BEING A REPLAT OF PART OF LOT 5, ALL OF LOT 6, AND THE SOUTHEAST 10 FEET OF THE ALLEY, BLOCK 8 LIPSEY ADDITION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS. THE PROPERTY IS LOCATED WEST OF FM 51 AND SOUTH OF W. JOHN ST. **(REPLAT APPLICATION 2024-09—JASON K TIBBLES) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.)**

Open Public Hearing at: _____ Close Public Hearing at: _____

7. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE RECOMMENDED IN 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. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.)**

- A. **RP2024-11** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 7-B-1R, LOT 7-B-2R AND LOT 7-B-3R, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION BEING A REPLAT OF LOT 7, BLOCK 1, DOUBLE CREEK RETAIL / MEDICAL COMPLEX ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF OLD REUNION ROAD AND PRESKITT RD. **(REPLAT APPLICATION**

2024-11—DOUBLE CREEK CAPITAL, LTD.)

- B. **RP2024-12** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1R, BLOCK 1, DECATUR SHOPPING CENTER, BEING A REPLAT OF LOT 1, BLOCK 1, DECATUR SHOPPING CENTER, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 1300 FM 51, DECATUR, TEXAS. **(REPLAT APPLICATION 2024-12— DAVID FULLER, FX5 REAL ESTATE, LP)**

CONSENT AGENDA VOTE WILL INCLUDE THE FOLLOWING REGULAR COUNCIL CONSENT ITEMS:

- C. CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE COUNCIL MEETINGS HELD DECEMBER 9, 2024, AND DECEMBER 23, 2024.
- D. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR DECEMBER 2024.
- E. CONSIDER AND TAKE ACTION TO APPROVE A RESOLUTION OF THE CITY OF DECATUR, TEXAS, DETERMINING THE COSTS OF CERTAIN IMPROVEMENTS TO BE FINANCED WITHIN IMPROVEMENT AREA #1 AND THE MAJOR IMPROVEMENT AREA OF THE PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY; AND PROVIDING FOR NOTICING AND CALLING TWO PUBLIC HEARING ON FEBRUARY 10, 2025, TO CONSIDER TWO ORDINANCES LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1 AND THE MAJOR IMPROVEMENT AREA OF THE PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT. **RESOLUTION R2025-01-01**

8. 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 Thursday, January 9, 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.**