



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
March 10, 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: LIBRARY

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. NATURE CREEK RESERVE PLANNED DEVELOPMENT **HOLD A PUBLIC HEARING, HEAR COMMENTS, AND CONSIDER FIRST READING OF AN ORDINANCE REGARDING A REQUEST FOR VOLUNTARY ANNEXATION OF AN APPROXIMATE 125.3262 ACRES OF LAND AND 0.96-ACRE OF THE N US HWY 81-287 BUSINESS RIGHT-OF-WAY, LOCATED WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) INTO THE CORPORATE LIMITS OF THE CITY OF DECATUR. THE PROPERTY TO BE ANNEXED IS GENERALLY LOCATED AT 1800 N US HWY 81-287 BUSINESS, DECATUR, TEXAS. (ANNEXATION APPLICATION — LIBERTAS DECATUR, LP.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) A2024-01**

OPEN PUBLIC HEARING AT: _____ CLOSE PUBLIC HEARING AT: _____

3. NATURE CREEK RESERVE PLANNED DEVELOPMENT CONSIDER FIRST READING OF THE ORDINANCE AND **HOLD A PUBLIC HEARING** GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR AN APPROXIMATE 200.4471 ACRES OF LAND LOCATED AT 1800 N US HWY 81-287 BUSINESS, DECATUR, TEXAS, FROM ESTATE LIVING LAND USE (EL), AGRICULTURE AND RURAL LIVING LAND USE (AR), COMPACT NEIGHBORHOOD LAND USE (CN), AND COMMUNITY COMMERCIAL LAND USE (CC) TO TRADITIONAL NEIGHBORHOOD LAND USE (TN). **(COMPREHENSIVE PLAN AMENDMENT APPLICATION — LIBERTAS DECATUR, LP) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0) CP2024-01**

OPEN PUBLIC HEARING AT: _____ CLOSE PUBLIC HEARING AT: _____

4. NATURE CREEK RESERVE PLANNED DEVELOPMENT CONSIDER FIRST READING OF THE ORDINANCE AND **HOLD A PUBLIC HEARING** GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO REZONE AN APPROXIMATE 200.4471 ACRES OF LAND LOCATED AT 1800 N US HWY 81-287 BUSINESS, DECATUR, TEXAS, REZONE APPROXIMATELY 200.4471 ACRES OF PROPERTY LOCATED AT 1800 N US HWY 81-287 BUSINESS, DECATUR, TEXAS, FROM EXTRATERRITORIAL JURISDICTION (ETJ) AND SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (SF-2) TO PLANNED DEVELOPMENT (PD). **(PLANNED DEVELOPMENT APPLICATION—LIBERTAS DECATUR, LP) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0) PD2024-01**

OPEN PUBLIC HEARING AT: _____ CLOSE PUBLIC HEARING AT: _____

5. 1801 S TRINITY STREET/DECATUR OFFICE VILLAGE CONSIDER FIRST READING OF THE ORDINANCE AND **HOLD A PUBLIC HEARING** GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR AN APPROXIMATE 5.82 ACRES OF LAND LOCATED AT 1801 S TRINITY STREET, DECATUR, TEXAS, FROM COMPACT NEIGHBORHOOD LAND USE (CN) TO PROFESSIONAL SERVICES AND LIGHT INDUSTRIAL (PSLI). **(COMPREHENSIVE PLAN AMENDMENT APPLICATION — KIMLEY-HORN) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0) CP-25-0001**

OPEN PUBLIC HEARING AT: _____ CLOSE PUBLIC HEARING AT: _____

6. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION AUTHORIZING DECATUR MAIN STREET TO SUBMIT A GRANT APPLICATION FOR THE DOWNTOWN REVITALIZATION PROGRAM. **RESOLUTION R2025-03-07**
7. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION ON AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 3, 2025, CITY GENERAL ELECTION ELECTED TO OFFICE; CANCELING THE ELECTION IN THE CITY OF DECATUR FOR THE OFFICE OF COUNCILMEMBER FOR PLACES 2, 4 AND 6; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. **ORDINANCE 2025-03-09**
8. CONSIDER FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS REPEALING AND REPLACING ORDINANCE 2024-09-26 AMENDING THE CITY OF DECATUR SCHEDULE OF FEES; ADOPTING A NEW CITY OF DECATUR SCHEDULE OF FEES AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR NEW PUBLIC IMPROVEMENT FEES, WATER METER FEES, GARBAGE COLLECTION RATES; AND PROVIDING AN EFFECTIVE DATE OF APRIL 1, 2025. **ORDINANCE 2025-03-10**

9. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN AGREEMENT FOR COMMUNICATIONS INFRASTRUCTURE USE WITH NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS DISTRICT (NCT9-1-1).
10. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION TO TEMPORARILY WAIVE CERTAIN FEES PERTAINING TO STORM DAMAGE CLEANUP. **RESOLUTION R2025-03-08**
11. HOLD A DISCUSSION, CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE BUDGET PREPARATION TIMELINE.
12. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION APPOINTING COMMISSIONERS TO THE CHARTER REVIEW COMMISSION AND SETTING FORTH DUTIES AND RESPONSIBILITIES OF THE CHARTER REVIEW COMMISSION. **RESOLUTION R2025-03-09**
13. **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 RECOMMENDED APPROVAL, 6-0)**
 - A. **PP-25-0001** CONSIDER TAKING ACTION TO APPROVE A REQUEST TO PRELIMINARY PLAT LOT 1R, BLOCK 15, BEING A REPLAT OF LOTS 1 – 4, BLOCK 15, HALE ADDITION AND TIPPEN STREET AND MINOR STREET, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(PRELIMINARY PLAT APPLICATION—MAXON DRILLING) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL, 6-0)**
 - B. **FP-25-0002** CONSIDER TAKING ACTION TO APPROVE A REQUEST TO FINAL PLAT OF AN APPROXIMATE 36.950-ACRE TRACT OF LAND TO CREATE 151 LOTS LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET IN THE CITY OF DECATUR, WISE COUNTY, TEXAS FOR VISTA PARK PLANNED DEVELOPMENT, PHASE 1A. **(FINAL PLAT APPLICATION—JODY BOYD, ON BEHALF OF DECATUR VP LLC) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL, 6-0)**
 - C. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD FEBRUARY 10, 2025, AND FEBRUARY 24, 2025.
 - D. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR FEBRUARY 2025.
 - E. CONSIDER AND TAKE APPROPRIATE ACTION TO APPOINT ELEXIA SEWELL TO THE LIBRARY BOARD REPLACING KRISTEN TRIBE WITH A TERM TO EXPIRE MAY 2026.
14. **FP-25-0002** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1R, BLOCK 15, BEING A REPLAT OF LOTS 1 – 4, BLOCK 15, HALE ADDITION AND TIPPEN STREET AND MINOR STREET, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(FINAL PLAT APPLICATION—MAXON DRILLING) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL CONTINGENT UPON THE CIVIL PLANS REVIEW (CPR) BEING APPROVED BY CITY STAFF BEFORE THE FINAL PLAT IS FILED AND RECORDED, 6-0)**
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 Thursday, March 6, 2025, at 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Delgado

Asucena Delgado, TRMC, CMC, 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.**