



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
May 12, 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

PRESENTATION(S)

- A. MOTORCYCLE SAFETY AND AWARENESS PROCLAMATION
- B. POLICE WEEK PROCLAMATION
- C. PUBLIC WORKS WEEK PROCLAMATION

AGENDA ITEMS

1. OATHS OF OFFICE TO BE ADMINISTERED TO COUNCIL MEMBERS AS FOLLOWS: PLACE 2 – JAKE HAYES, PLACE 4 – WILL CARPENTER, AND PLACE 6 – MELINDA REEVES.
2. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE APPOINTMENT OF A CITY COUNCIL MEMBER TO SERVE AS MAYOR PRO TEM AND DEPUTY MAYOR PRO TEM FOR THE PERIOD OF ONE YEAR IN ACCORDANCE WITH SECTION 2.07 OF THE CITY'S CHARTER.
3. **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.

PUBLIC HEARING ITEMS:

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

4. **WAV-25-0001** – A REQUEST BY KYLE GILL, AUTHORIZED AGENT FOR LIBERTAS DECATUR, LP, PROPERTY OWNER, PURSUANT TO THE CITY OF DECATUR SUBDIVISION ORDINANCE, SECTION 702: MAJOR WAIVERS; TO MODIFY THE TREE SURVEY REQUIREMENTS TO PERMIT SURVEYING SIX (6), FOUR (4) ACRE PLOTS, FOR A TOTAL OF TWENTY-FOUR (24) ACRES, INSTEAD OF SURVEYING THE ENTIRE 200.447 ACRES, AS IS REQUIRED BY THE SUBDIVISION ORDINANCE, FOR THE PROPERTY LOCATED AT 1800 N US HWY 81-287 BUSINESS, DECATUR, WISE COUNTY, TEXAS. **(THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0)**

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

5. **RP-25-0005** – 1200 N MILLER STREET. PUBLIC HEARING, DISCUSSION, AND TAKE ACTION REGARDING A REQUEST TO REPLAT APPROXIMATELY 0.847 ACRES, LOT 5R, BLOCK 3, RANGE “K”, DEVEREAUX ADDITION, BEING A REPLAT OF LOTS 5 – 6, BLOCK 3, RANGE “K”, LOTS 1 AND 4, BLOCK NO. 4, RANGE “L” AND PART OF TILDEN STREET (NOT OPEN) IN THE DEVEREUX ADDITION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(WISE COUNTY COMMITTEE ON AGING (WCCA)) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 4-0, COMMISSIONERS KLOSE AND HICKS RECUSED)**

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

6. **SUP-25-0002** – 1200 N MILLER STREET. A PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE TO ALLOW PHILANTHROPIC USE IN AN SF-2, SINGLE-FAMILY ZONING DISTRICT, ON APPROXIMATELY 0.847 ACRES OF LAND LOCATED AT 1200 N MILLER STREET, DECATUR, TEXAS. **(WISE COUNTY COMMITTEE ON AGING (WCCA) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 4-0, COMMISSIONERS KLOSE AND HICKS RECUSED)**

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

7. **CP-25-0002** – PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DECATUR, BY AMENDING APPENDIX D, THE COMPREHENSIVE PLAN OF THE CITY OF DECATUR, TO CHANGE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FROM COMPACT NEIGHBORHOOD (CN) TO COMMUNITY COMMERCIAL (CC) LAND USE ON APPROXIMATELY 5.114 ACRES OF LAND LOCATED AT 1901 S TRINITY STREET, DECATUR, TEXAS. **(RIVER OF LIFE CHURCH (ROLC)) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0)**

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

8. **ZC-25-0001**. PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE REZONING APPROXIMATELY 2.0355-ACRE TRACT OF LAND IN THE A.J. WALKER SURVEY, ABSTRACT NUMBER 860, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING PART OF A CERTAIN CALLED 2.59-ACRE TRACT RECORDED IN CLERK'S FILE NUMBER 202406609, OFFICIAL RECORDS, WISE COUNTY, TEXAS, FROM MULTIPLE-FAMILY ZONING DISTRICT TO THOROUGHFARE BUSINESS DISTRICT (C-2) ZONING DISTRICT. **(RIVER OF LIFE CHURCH (ROLC)) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0)**

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

9. **PD-25-0001** – PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE AMENDING ORDINANCE NO. 2025-03-13, AND APPENDIX B, “ZONING,” OF THE CITY’S CODE OF ORDINANCES AND THE CITY’S OFFICIAL ZONING MAP TO PROVIDE FOR AMENDMENTS TO THE CURRENT ZONING REGULATIONS ON A TRACT OF APPROXIMATELY 200.4471 ACRES, THE NATURE CREEK RESERVE PLANNED DEVELOPMENT, TO UPDATE THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN. **(NATURE CREEK RESERVE – KYLE GILL) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0)**

NON-PUBLIC HEARING ITEMS:

10. HEAR PRESENTATION REGARDING WISE COUNTY COMMISSION ON AGING (WCCA).
11. FIRST READING OF AN ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE LOCATED IN APPENDIX A OF THE CODE OF ORDINANCES TO ADD PROVISIONS RELATED TO TRAFFIC AND DRAINAGE IMPACTS CREATED BY SUBDIVISION AND DEVELOPMENT. **ORDINANCE 2025-05-17**
12. CONSIDER FIRST READING OF AN ORDINANCE PROHIBITING AMUSEMENT REDEMPTION MACHINES AND GAME ROOMS. **ORDINANCE 2025-05-18**
13. CONSIDER AND TAKE APPROPRIATE ACTION ON SECOND READING OF AN ORDINANCE TO RECONSTITUTE THE AIRPORT ADVISORY BOARD. **ORDINANCE 2025-05-16**
14. DISCUSS AND CONSIDER APPROVAL OF A PROCEDURE FOR THE SALE OF REAL PROPERTY, INCLUDING AUTHORIZATION FOR THE CITY MANAGER TO TAKE NECESSARY ACTIONS.
15. **SI-25-0001** – CONSIDER FIRST READING OF AN ORDINANCE TO APPROVE THE STAFF-INITIATED AMENDMENT TO SECTION 2-126 “MEMBERSHIP AND TERMS,” OF DIVISION 6 “PLANNING AND ZONING COMMISSION,” OF ARTICLE III “BOARDS, COMMITTEES, COMMISSIONS,” OF CHAPTER 2 “ADMINISTRATION,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO INCLUDE A PROVISION FOR CHAIRPERSON VOTING.
16. **PP-25-0002** – CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A REQUEST TO PRELIMINARY PLAT APPROXIMATELY 200.447-ACRE TRACT OF LAND LOCATED IN THE NELSON H. MUNGER SURVEY, ABSTRACT NO. 581, THE DANIEL WAGGONER SURVEY, ABSTRACT NO. 884, THE JAMES STARLETON SURVEY, ABSTRACT NO. 805, AND THE GEORGE M. VIGEL SURVEY, ABSTRACT NO. 857, CITY OF DECATUR, WISE COUNTY, TEXAS, SAID 200.447-ACRE TRACT BEING ALL OF A CALLED 100.64-ACRE TRACT OF LAND CONVEYED TO SHERI FRANCES HULING, BY DEED THEREOF FILED FOR RECORD IN VOLUME 750, PAGE 813, O.P.R.W.C.T., SAID 200.447-ACRE TRACT ALSO BEING ALL OF A CALLED 100.64 ACRE TRACT OF LAND CONVEYED TO SUE NELL REID, BY DEED THEREOF FILED, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(NATURE CREEK RESERVE — KYLE GILL). (THE PLANNING AND ZONING COMMISSION RECOMMENDED CONDITIONAL APPROVAL BASED ON THE CONDITIONS 1 – 15, OUTLINED IN THE STAFF REPORT, 6-0)**
17. **PP-25-0003** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST TO PRELIMINARY PLAT APPROXIMATELY 5.831 ACRES OF LAND BEING A REPLAT OF LOT 1R, BLOCK 1, SOUTH DECATUR BUSINESS PARK, CAB. D, SLIDE 509, O.P.R.W.C.T., DOC. NO. 201408820, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 1801 S TRINITY STREET. **(DECATUR OFFICE VILLAGE) (THE PLANNING AND ZONING COMMISSION**

RECOMMENDED CONDITIONAL APPROVAL BASED ON THE CONDITIONS 1 – 10, OUTLINED IN THE STAFF REPORT, 6-0)

18. **V-25-0002** - CONSIDER TAKING ACTION ON A VARIANCE REQUEST BY COURTNEY HERNANDEZ, ON BEHALF OF PPL MOTORHOMES, REQUESTING TO INSTALL A ROOF SIGN ON A BUILDING LOCATED AT 402 N US HWY 81-287. PER THE CITY OF DECATUR SIGN CODE, CHAPTER 15, DIVISION 3. – SPECIAL SIGNS, SECTION 15-56, ROOF SIGNS, ROOF SIGNS ARE ONLY PERMITTED IN THE HISTORIC (H) ZONING DISTRICT. **(PPL MOTORHOMES)**
19. **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, 5-0, COMMISSIONER WOODRUF RECUSED)**
- A. **PP-25-0004** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST TO PRELIMINARY PLAT A TOTAL OF APPROXIMATELY 5.070 ACRES OF LAND IN THE ROLC ADDITION, LOT 1R, BLOCK 1, BEING A REPLAT OF LOT 1, BLOCK 1, ROLC ADDITION, AND A 2.59-ACRE TRACT IN THE A.J. WALKER SURVEY, ABSTRACT NUMBER 860, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 1901 S TRINITY STREET. **(RIVER OF LIFE CHURCH, INC)**
 - B. **PP-25-0005** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST TO PRELIMINARY PLAT AN APPROXIMATELY 0.640-ACRE TRACT OF LAND IN THE MOSES ADDITION, LOT 1, BLOCK 1, IN THE D. MOSES SURVEY, ABSTRACT NUMBER 537, CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 2002 DEER PARK ROAD. **(FIRST UNITED METHODIST CHURCH)**
 - C. **FP-25-0003** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST TO FINAL PLAT AN APPROXIMATELY 0.640-ACRE TRACT OF LAND IN THE MOSES ADDITION, LOT 1, BLOCK 1, IN THE D. MOSES SURVEY, ABSTRACT NUMBER 537, CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 2002 DEER PARK ROAD. **(FIRST UNITED METHODIST CHURCH)**
 - D. **FP-25-0004** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST TO FINAL PLAT A TOTAL OF APPROXIMATELY 5.070 ACRES OF LAND IN THE ROLC ADDITION, LOT 1R, BLOCK 1, BEING A REPLAT OF LOT 1, BLOCK 1, ROLC ADDITION, AND A 2.59-ACRE TRACT IN THE A.J. WALKER SURVEY, ABSTRACT NUMBER 860, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 1901 S TRINITY STREET. **(RIVER OF LIFE CHURCH, INC)**
 - E. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR APRIL 2025.
20. 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, May 8, 2025, at 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Delgado
Asucena Delgado, City Secretary, TRMC, CMC

*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.**