



Notice of Building Standards Commission Meeting

May 18, 2026 | 3:30 PM

Decatur City Hall, 201 East Walnut, Decatur, Texas

I. CALL TO ORDER

Announce a Quorum

II. OPEN FORUM

CITIZENS' COMMENTS Please complete a speaker registration form before speaking. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Building Standards Commission is restricted from discussing or acting on items not listed on the agenda. Large groups interested in the same matter should choose a spokesperson. Comments should be made to the Building Standards Commission rather than to individual members, and no action will be taken by the Building Standards Commission.

III. ACTION ITEMS

1. The Commission to receive updates, consider and take action on an order of demolition on the property owned by Anna Juno Bible located at 803 N Newark Street City of Decatur, Wise County, Texas also described as Proctor Addition Block 54 Tract 4 and 5 that was deemed substandard by the commission on February 18, 2026, and given 30 days to repair, remove or demolish the building and to secure the structure until the property is brought into compliance. Staff is requesting that an order of demolition be issued. **(Code Case #3454)**
2. Commission to hear updates on property owned by Aguillar F&F Companies, LLC, located at 302 South Lane Street, City of Decatur, Wise County, Texas, also described as Block 48 Tarleton Addition. Additional time has been requested by the applicant to submit building plans for review and remediation plans for construction completed without a permit. **(Code Case #3348)**
3. The Commission to hold a public hearing, consider and take action to determine the condition of structures as prescribed by City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous or Hazardous Buildings and Structures, Section 10-105 Proceedings of the Building Standards Commission, (b) Criteria for Determining Substandard Condition, of property owned by Kamy Real Property Trust located at 300 South Houston Street City of Decatur, Wise County, Texas also described as Block 50 Tarleton Addition. If the structure is determined to be substandard, the Commission shall take action according to the City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous, or Hazardous Buildings and Structures, Section 10-105 Proceedings of the Building Standards Commission, (d) Action by the commission: Time Frames. **(Code Case #3498)**

IV. DISCUSSION ITEMS

Discuss current code enforcement actions and schedules.

1. 502 N Newark St, staff has been in contact with the property owner and continues working with the owner to gain voluntary compliance. Structure has hazardous conditions; there has been no progress by the property owner to correct the conditions to date. The case is proposed to be on June 15, 2026, agenda for action if a resolution is not made. **(Code Case #3347)**
2. 204 W Brady St., during an investigation of a complaint, a substandard structure was found. The structure has a damaged roof, is unsecured, and violates several minimum standards defined by our ordinance. Staff has notified the owners by certified mail of dangerous and damaged construction on the property. No contact has been made by the property owners. We will continue to pursue notification; if no response is received, this will be brought before the BSC in July. **(Code Case #3492)**

V. CONSENT AGENDA ITEMS

1. All Consent Agenda items listed are considered to be routine by the Building Standards Commission and will be recommended in one motion. There will be no separate discussion of these items unless requested by a council member, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda:

A. Approve the March 16, 2026, BSC Minutes.

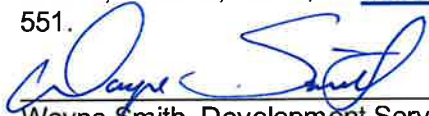
VI. FUTURE AGENDA ITEMS

1. A Building Standards Commission Meeting is scheduled for **Monday, June 15, 2026**, at 3:30 p.m.
2. Depending on notices and property owner actions, additional Public Hearings may be scheduled.

VII. ADJOURNMENT

CERTIFICATION

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur, Texas, on Tuesday, May 12, 2026, pursuant to the Texas Government Code, Chapter 551.



Wayne Smith, Development Services Director

NOTICES

REMOTE PARTICIPATION: The location identified on this agenda is the location at which a quorum of the governing body will be physically present. Members of the Building Standards Commission may participate remotely in compliance with the Texas Open Meetings Act. Persons wishing to attend a meeting virtually can access the meeting at www.zoom.us/join or via telephone by calling 1-346-248-7799; meeting ID 912 5595 2930; and Password 976527. Meetings can be watched live at <https://decaturtx.new.swagit.com/views/212/>.

SPEAKING AVAILABILITY: Individual speaker presentations shall be limited to a total of three minutes: (1) for the consent agenda, regardless of the number of consent-agenda items for which a person has registered, (2) for the non-consent agenda, regardless of the number of non-consent-agenda items for which a person has registered, and (3) for each zoning and public hearing. The three-minute time period shall be extended to six minutes if a translator is required for a non-English speaker. At the Chairperson's discretion, time limits may be reasonably adjusted.

ADA ACCESSIBILITY: Decatur City Hall and the City Council Chamber are wheelchair-accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City at (940) 393-0204 or e-mail adelgado@decaturtx.org at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodation. A free nationwide telecommunications relay service (TRS) may be accessed by calling 7-1-1.

CLOSED SESSIONS: The City Council may convene into a closed session at any time to discuss matters listed on the agenda as authorized by the Texas Government Code including but not limited to: §551.071 (legal advice), §551.072 (real property), §551.074 (personnel matters), §551.076 (security), §551.087 (economic development). Any decision on such matters shall be made in an open session.