



Notice of Building Standards Commission Meeting

August 17, 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. 803 N. Newark Street - (Code Case No. 3454)

The Commission will receive an update, discuss, and take any appropriate action regarding compliance with its previous orders concerning the property owned by Anna Juno Bible, located at 803 N. Newark Street, City of Decatur, Wise County, Texas, and further described as Proctor Addition, Block 54, Tracts 4 and 5. The property was declared substandard by the Commission on February 18, 2026, and an Order of Demolition was issued on May 18, 2026.

2. 302 S. Lane Street - (Code Case No. 3348)

The Commission will receive an update, discuss, and take any appropriate action regarding compliance with its previous order concerning the property owned by Aguillar F&F Companies, LLC, located at 302 S. Lane Street, City of Decatur, Wise County, Texas, and further described as Block 48, Tarleton Addition. The property was declared substandard by the Commission on June 15, 2026. The property owner was ordered to repair, remove, or demolish the building within 90 days and to obtain the required permit by July 20, 2026.

3. 300 S. Houston Street - (Code Case No. 3498)

The Commission will receive an update, discuss, and take any appropriate action regarding compliance with its previous orders concerning the property owned by Kamy Real Property Trust, located at 300 S. Houston Street, City of Decatur, Wise County, Texas, and further described as Block 50, Tarleton Addition. The property was declared substandard by the Commission on May 18, 2026. The property owner was ordered to repair, remove, or demolish the building within 30 days and to secure the structure until the property was brought into compliance. Following the owner's failure to comply, the Commission ordered the structure demolished on July 20, 2026, pursuant to Article IV, "Unsafe, Dangerous, or Hazardous Buildings and Structures," Section 10-107, "Failure to Comply," of the City of Decatur Code of Ordinances.

IV. DISCUSSION ITEMS

Discussion of Current Code Enforcement Actions and Schedules

1. 3021 S. College Avenue – Retaining Wall

Discussion regarding the retaining wall located within the drainage and utility easement serving multiple properties in the 3000 block of South College Avenue. Portions of the retaining wall were damaged during the storm event of October 24, 2025. The City has monitored the proposed repair efforts and has received plans from a contractor for repair of the continuous retaining wall system. One property owner has not participated in the proposed repairs or communicated a plan to address the condition of the remaining portion of the retaining wall located on their property.

Based upon an engineering evaluation indicating the retaining wall presents a hazardous condition to persons and property, City staff is conducting additional assessment of the remaining section of the wall. Upon completion of the assessment and satisfaction of all applicable notice requirements, this matter is anticipated to be scheduled for a future Building Standards Commission hearing for consideration of whether the retaining wall constitutes a substandard or unsafe structure under the City of Decatur Code of Ordinances and, if so, to determine any corrective actions and compliance timeframes deemed appropriate by the Commission.

2. 204 W. Brady Street – Substandard Structures (Code Case No. 3492)

During the investigation of a complaint, City staff identified a substandard structure with a damaged roof, unsecured openings, and multiple violations of the minimum standards established by City ordinance. The property owners have been notified by certified mail of the dangerous and damaged conditions; however, no response has been received. An ownership and encumbrance report identified multiple lienholders who must be located and provided the required notice. Staff will continue its notification efforts. If the conditions are not corrected, the case will be brought before the Commission for a determination of a substandard structure and establishment of the required corrective actions and timeframes.

3. 502 N. Newark Street – Substandard Structure (Code Case No. 3347)

City staff has been in contact with the property owner and continues to work with the owner to obtain voluntary compliance. The structure contains hazardous conditions; however, no progress has been made to correct those conditions to date. If the conditions are not corrected voluntarily, the case will be brought before the Commission for a determination of a substandard structure and establishment of the required corrective actions and timeframes.

V. CONSENT AGENDA ITEMS

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

- A. Approve June 15, 2026, BSC Minutes.
- B. Approve July 20, 2026, BSC Minutes.

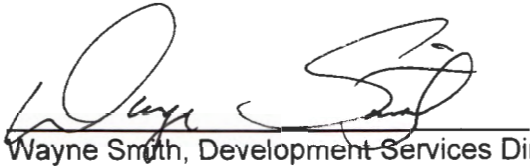
VI. FUTURE AGENDA ITEMS

1. A Building Standards Commission Meeting is scheduled for **Monday, September 21, 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, August 11, 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 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 Building Standards Commission 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.