



Notice of Building Standards Commission Meeting

October 19, 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. 1709 S. US Highway 81-287 – Substandard Structure (Code Case-26-0145)

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 Shubh Properties LLC, located at 1709 S Highway 287, City of Decatur, Wise County, Texas also described as Lot 1 Block 2R Flusche Addition PH1. 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.

2. 302 S. Lane Street – Substandard Structure (Code Case- 3348)

The Commission to hold a public hearing, consider and take action on an order of demolition on property owned by Cade Carter and Victor Martinez, located at 302 S. Lane Street, City of Decatur, Wise County, Texas also described as Block 48, Tarlton Addition. Property was formally owned by Aguilar F&F Companies LLC when determined substandard by the Building Standards Commission on June 15, 2026. The Commission ordered the structure be repaired, removed or demolished within 90 days of the order.

3. 3024 Timber Trail – Substandard Structure (Code Case-26-0178)

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 Elaine B

Mason, located at 3024 Timber Trail, City of Decatur, Wise County, Texas also described as Lot 26R Block F South Martin Branch Ph I. 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.

4. 3021 S College Avenue – Substandard Structure (Code Case-26-0154)

The Commission to hold a public hearing, consider and take action on a request for extension of time to repair the retaining wall on property owned by Drew Anthony Richard and Julia B. Richard, located at 3021 S College Avenue, City of Decatur, Wise County, Texas, and further described as Lot 25R Block F South Martin Branch Ph 1. The property was declared substandard by the Commission on August 31, 2026 and the Commission ordered permits be obtained within 35 days, work to begin within 40 days and repairs be complete within 90 days.

IV. DISCUSSION ITEMS

Discussion of Current Code Enforcement Actions and Schedules

5. 204 W Brady Street - (Code Case No. 3492)

The Commission to receive updates on the property owned by Herbert and Susan Williams located at 204 W Brady Street City of Decatur, Wise County, Texas also described as Block 35 Tarleton Addition that was deemed substandard by the commission on September 21, 2026, and was ordered repaired, removed or demolished within 30 days of the order.

6. 208 W Walnut Street - (Code Case-26-01673348)

Discussion regarding the retaining wall located on 208 W Walnut. Portions of the retaining wall were exposed during demolition at 302 W Walnut. Based upon an engineering evaluation indicating the retaining wall presents evidence of failure, cracking, spalling, and deflection/tilting. 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.

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 August 31, 2026, BSC Minutes.
 - B. Approve September 21, 2026, BSC Minutes.

VI. FUTURE AGENDA ITEMS

1. Code Amendment proposal related to Aircraft Hangers and NEC.
2. A Building Standards Commission Meeting is scheduled for **Monday, November 16, 2026**, at 3:30 p.m.
3. 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, October 13, 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.