



CITY OF DECATUR, TEXAS

REGULAR - CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
January 9, 2023
AND VIA VIDEOCONFERENCE/TELECONFERENCE

Videoconferencing is being used to allow the public and staff to join the meeting. This meeting will be held using videoconferencing/teleconferencing technology with public viewing access via WWW.ZOOM.US/JOIN (MEETING/WEBINAR ID: 882 4164 2850 PASSCODE: 563791) or 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 AT THE BEGINNING OF THE MEETING**, when the Mayor calls for public comment, you will be recognized by the 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 his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to Asucena Garcia, 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 time 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 time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed.

WORKSHOP 5:30 p.m.

QUARTERLY DEPARTMENT REPORTS - Conference Center, Library, Main Street and Police Department

Conference Center report by Conference Center Director Carla Johnson, including relevant information and follow-up discussion with Council and other staff.

Library report by Library Director, Dawn Wilbert including relevant information and follow-up discussion with Council and other staff.

Main Street report by Main Street Director, Frieda Lasater including relevant information and follow-up discussion with Council and other staff.

Police Department report by Police Chief Delvon Campbell including relevant information and follow-up discussion with Council and other staff.

REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

Public Hearing Items:

1. **CP2022-07** CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO APPENDIX “D,” “COMPREHENSIVE PLAN,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 16.65 ACRES OF LAND LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS, AND AN APPROXIMATE 0.646 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF DEER PARK ROAD, AND AN APPROXIMATE 0.29 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF WEST THOMPSON STREET AND ADJACENT TO DEER PARK ROAD AND THOMPSON STREET, DECATUR, TEXAS, FROM TRADITIONAL NEIGHBORHOOD (TN) LAND USE DESIGNATION TO ACTIVITY CENTER (AC) LAND USE DESIGNATION. THE PROPERTY, MORE COMMONLY REFERRED TO AS BISHOP HEIGHTS, IS LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION CP2022-07—MR. LOU CHRISTOPHER, ON BEHALF OF NS MF PARTNERS – DECATUR LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**
2. **CP2022-08** CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO APPENDIX “D,” “COMPREHENSIVE PLAN,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 7.89 ACRES OF LAND LOCATED SOUTH OF CHARLES ST., WEST OF HATCHER ST., NORTH OF W. THOMPSON ST. AND 427.8’ EAST OF S. STATE ST. ALONG E. CHARLES ST. AND 278.9’ EAST OF STATE ST. ALONG W. THOMPSON ST., DECATUR, TEXAS, AND AN APPROXIMATE 0.235 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST CHARLES ST., AND AN APPROXIMATE 0.2 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH HATCHER ST., AND AN APPROXIMATE 0.278 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST THOMPSON ST., DECATUR, TEXAS, FROM COMPACT NEIGHBORHOOD (CN) LAND USE DESIGNATION TO PROFESSIONAL SERVICE AND LIGHT INDUSTRIAL (PSLI) LAND USE DESIGNATION. THE PROPERTY IS MORE COMMONLY REFERRED TO AS 1601 S. CHURCH STREET, DECATUR, TEXAS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION CP2022-08—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**
3. **ZC2022-06** CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO APPENDIX “B,” “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY, TO REZONE AN APPROXIMATE 7.89 ACRES OF LAND LOCATED SOUTH OF CHARLES ST., WEST OF HATCHER ST., NORTH OF THOMPSON ST. AND 427.8’ EAST OF S. STATE ST. ALONG E. CHARLES ST. AND 278.9’ EAST OF STATE ST. ALONG W. THOMPSON ST., DECATUR, TEXAS, AND AN APPROXIMATE 0.235 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST CHARLES STREET, AND AN APPROXIMATE 0.2 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH HATCHER ST., AND AN APPROXIMATE 0.278 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST THOMPSON ST., DECATUR, TEXAS, FROM A MF, MULTI-FAMILY RESIDENTIAL ZONING DISTRICT, TO A C-O, OFFICE ZONING DISTRICT. THE PROPERTY IS MORE COMMONLY

REFERRED TO AS 1601 S. CHURCH STREET, DECATUR, TEXAS. **(ZONING CHANGE APPLICATION ZC2022-06—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

4. **SUP2022-03** CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO APPENDIX “B,” “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A PUBLIC PARK LOCATED ON THE PROPERTY SOUTH OF CHARLES ST., WEST OF HATCHER ST., NORTH OF THOMPSON ST. AND 427.8’ EAST OF S. STATE ST. ALONG E. CHARLES ST. AND 278.9’ EAST OF STATE ST. ALONG W. THOMPSON ST., DECATUR, TEXAS, ON APPROXIMATELY 7.89 ACRES OF LAND. THE PROPERTY IS PROPOSED TO BE ADDRESSED AS 1601 S. CHURCH ST., DECATUR, TEXAS. **(SPECIFIC USE PERMIT APPLICATION SUP2022-03—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Non-Public Hearing Items:

5. **V2022-19** HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTIONS 15-6(A)1, 15-6(A)17 AND 15-6(A)18. SPECIFICALLY, APPLICANT IS SEEKING TO ADVERTISE OFF-PREMISES ON AN EXISTING CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN (CEVMS) HIGHWAY POLE SIGN ALONG US HIGHWAY 380 BYPASS ACCESS ROAD TO US HIGHWAY 81-287. THE SUBJECT PROPERTY IS GENERALLY LOCATED AT 601 N. US HIGHWAY 81-287, DECATUR, TEXAS. **(VARIANCE APPLICATION V2022-19—BRYAN BROWN, ON BEHALF OF DYNASTY OVERHEAD DOOR)**
6. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY 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.
 - A. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD DECEMBER 12, 2022, AND DECEMBER 19, 2022.
 - B. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR DECEMBER 2022.
 - C. CONSIDER AND TAKE APPROPRIATE ACTION ON A STANDARD AGREEMENT TO BE USED FOR THE LEASING OF OFFICE SPACE AT THE DECATUR MUNICIPAL AIRPORT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT WITH LESSEES ON BEHALF OF THE CITY OF DECATUR.
7. CONSIDER AND TAKE APPROPRIATE ACTION ON A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DECATUR AND WISE HEALTH SYSTEM AND AUTHORIZE THE CITY MANAGER TO PARTICIPATE IN THE UNITE US NETWORK AND EXECUTE THE AGREEMENT.
8. CONSIDER AND TAKE APPROPRIATE ACTION ON A CONTRACT OF SERVICE BETWEEN WISE COUNTY AND THE DECATUR PUBLIC LIBRARY FOR SERVICES AS A COUNTY LIBRARY 2022-2023 AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.
9. COUNCIL TO HEAR PUBLIC INPUT (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 directed to the Council as a whole rather than to individual members, and no action will be taken by the Council.

10. 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, January 5, 2023, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Garcia, TRMC
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 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.**