



# CITY OF DECATUR, TEXAS

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## AGENDA CITY COUNCIL MEETING MONDAY, MARCH 25, 2019

### REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. **Main Street** Hear and discuss Main Street by-monthly report by Frieda Lasater, Main Street Director, including relevant information and follow-up discussion with Council and other staff, regarding the following:
  - Organization
  - Design
  - Promotions
  - Economic Vitality
2. **Library** Hear and discuss Library bi-monthly report by Patricia Peters, Library Director, including relevant information and follow-up discussion with Council and other staff, regarding the following:
  - Presentation of annual report
3. RECOGNITION OF THE DECATUR ECONOMIC DEVELOPMENT CORPORATION FOR RECEIVING THE CERTIFICATE OF ACHIEVEMENT FOR ECONOMIC EXCELLENCE.

#### **Planning and Zoning Report:**

4. CONSIDER AND TAKE ACTION ON SECOND READING OF AN ORDINANCE AMENDING APPENDIX "B," "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A ZONING CHANGE AND TO AMEND THE ZONING MAP FROM SF-2, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO 2F, TWO-FAMILY ZONING DISTRICT FOR AN APPROXIMATE 0.431 ACRE TRACT OF LAND AND FOR AN APPROXIMATE 0.014 ACRES TO THE CENTERLINE OF HENRY STREET (AN UNOPENED R.O.W.) WHERE ADJACENT TO THE 0.431 ACRE TRACT. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1-R, BLOCK 4, S.L. TERRELL'S ADDITION AND IS MORE COMMONLY REFERRED TO AS 305 E. VERNON STREET, DECATUR, TEXAS. (**APPLICATION ZC2019-01—MR. LARRY HENRY'S REQUEST.**) (**THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 3-1, COMMISSIONER LANIER OPPOSED AND VICE-CHAIRMAN CRESWELL AND COMMISSIONER ALLEN ABSENT. MOTION TO APPROVE FAILED TO RECEIVE A MAJORITY VOTE; THEREFORE, IT FAILED AND THE RECOMMENDATION FOR THE APPLICATION IS DENIAL. PER SECTION 4.4.7.E. OF THE ZONING ORDINANCE, A VOTE OF THREE-FOURTHS (3/4) OF ALL MEMBERS OF THE CITY COUNCIL IS REQUIRED TO OVERRULE A RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION THAT A PROPOSED CHANGE TO A REGULATION OR BOUNDARY BE DENIED.**)
5. PROPOSED MOTION FOR COUNCIL CONSIDERATION: AGREE TO FOREGO ENFORCEMENT OF ANY PENALTIES UNDER EXISTING REGULATIONS; TENTATIVELY APPROVE THE NEW QUIKTRIP (QT) DIRECTIONAL SIGNS AND THE ENCROACHMENT WITH THE SIGNS AT THEIR

EXISTING AND PROPOSED LOCATIONS CONTINGENT UPON THE APPLICANT OBTAINING ALL REQUIRED VARIANCES, RESOLVING ANY OTHER ISSUES THAT WOULD PREVENT APPROVAL, AND COMPLYING WITH ALL ADOPTED REGULATIONS. ONCE THE NECESSARY APPROVALS HAVE BEEN OBTAINED, STAFF TO BRING DOCUMENTS BACK FOR THE ULTIMATE APPROVAL OF AN EASEMENT ENCROACHMENT AGREEMENT NO LATER THAN JUNE 30, 2019.

6. CONSIDER A RESOLUTION STATING THE CITY OF DECATUR ELECTS TO BECOME ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT AGREEMENTS; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.
7. CONSIDER A RESOLUTION ADOPTING TAX ABATEMENT GUIDELINES AND CRITERIA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.
8. CONSIDER AN EDC PURCHASE OF PLAYGROUND EQUIPMENT FOR RENSHAW PARK IN THE AMOUNT OF \$52,568.00.
9. CONSIDER AN EDC PERFORMANCE AGREEMENT WITH VOLTAGE COFFEE PROJECT, LLC.
10. CONSIDER AN AGREEMENT WITH CDC (CURTAINWALL DESIGN CONSULTING) TO OVERSEE WATERPROOFING AND SEALANT PROJECTS AT THE DECATUR PUBLIC LIBRARY.
11. CONSIDER A RESOLUTION GRANTING A TAX WAVIER REQUEST FROM THE DECATUR HOUSING AUTHORITY.
12. CONSIDER A REQUEST BY FABIOLA VALDEZ REGARDING CONDITIONS AT THE OAK LAWN CEMETERY ASKING FOR AN ORDINANCE TO ENFORCE THE RULES FOR MAINTENANCE AND APPEARANCE.
13. CONSIDER A REQUEST BY CHRIS FERNIHOUGH REGARDING PERMISSION TO CHANGE THE COLOR OF THE "HONDA" SIGN ON HIS PROPERTY LOCATED IN THE CITY'S ETJ, AT 2601 S. HWY 287, (HE ENTERED A DEVELOPMENT AGREEMENT WITH THE CITY ON JULY 12, 2017) HE ALSO IS QUESTIONING THE EFFECT OF THE TIER 2 ELECTION ON THIS AGREEMENT.
14. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD ON MARCH 11, 2019.
15. 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 Friday, March 29, 2019, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

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Diane Cockrell, 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.