

**MINUTES OF THE
CITY COUNCIL MEETING
Monday, June 26, 2023 at 6:00 p.m.**

Regular meeting of the Decatur City Council was called to order by Mayor McQuiston at 6:00 p.m. Mayor McQuiston declared a moment of silence. Greg Hall led the pledge. Those present included: Mayor Mike McQuiston, Council members: Will Carpenter, Eddie Allen, Jake Hayes, Darlene Hilton, and Melinda Reeves. Council member Debra Jackson and Jake Hayes were absent. Staff members present: Police Chief Delvon Campbell, Fire Chief Deroy Bennett, Fire Prevention Captain Chris Mercer, Chief Building Official Wayne Smith, Finance Director Ana Cañada, Accounting Supervisor Jennifer Summers, Main Street Director Frieda Lasater, IT Technician Herandi Martinez, Planning Director Dedra Ragland, City Secretary Asucena Garcia, and City Attorney Pam Liston.

REGULAR MEETING

Mayor McQuiston moved to hear public input before the first item. Susan Kinzer and Shelley Arnette addressed Council.

1. CONSIDER AND TAKE APPROPRIATE ACTION TO ISSUE A REQUEST FOR PROPOSALS FOR BUDGETING AND CAPITAL PLANNING SOFTWARE.

Councilmember Carpenter moved to approve the request as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

2. CONSIDER AND TAKE APPROPRIATE ACTION TO AWARD A BID TO FIRST FINANCIAL BANK FOR A THREE YEAR BANK DEPOSITORY CONTRACT WITH TWO ONE YEAR OPTIONS.

Councilmember Reeves moved to award the bid to FFB as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

3. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DECATUR AND THE DECATUR INDEPENDENT SCHOOL DISTRICT TO ADD ADDITIONAL SCHOOL RESOURCE OFFICER(S) AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

Police Chief Campbell informed Council there will be an SRO at every campus. The City will pay for one officer's salary and the ISD will pay for two. The remaining three officers will be split 70/30. The ISD will pay 70% of the salaries and 30% paid by the City.

Councilmember Reeves moved to approve the MOU as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

4. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, TO REPEAL AND REPLACE THE SIGN ORDINANCE IN ITS ENTIRETY. **ORDINANCE 2023-06-13**

Councilmember Allen moved to approve the ordinance as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

5. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 8.496 ACRES OF LAND LOCATED AT 700 DEER PARK ROAD FROM AN ESTATE LIVING LAND USE (EL) TO A COMPACT NEIGHBORHOOD LAND USE (CN). **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2023-03—MR. ZHEENO ROSTAM, ON BEHALF OF PROPERTY OWNER DECATUR DEER RUN INVESTORS, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) CP2023-03 ORDINANCE 2023-06-14**

Councilmember Carpenter moved to approve the ordinance as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

6. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 37.436 ACRES OF LAND LOCATED AT 1200 DEER PARK ROAD FROM AN ESTATE LIVING LAND USE (EL) TO COMPACT NEIGHBORHOOD (CN) AND ACTIVITY CENTER (AC) LAND USE DESIGNATIONS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2023-04—MR. MARK DUNCUM, ON BEHALF OF PROPERTY OWNER DOUBLE CREEK CAPITAL, LTD.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) CP2023-04 ORDINANCE 2023-06-15**

Councilmember Carpenter moved to approve the ordinance as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

7. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS FOR AN APPROXIMATE 8.496 ACRES OF PROPERTY LOCATED AT 700 DEER PARK ROAD, WEST OF DEER PARK ROAD AND SOUTH OF WEST US HIGHWAY 380 BUSINESS, FROM THOROUGHFARE BUSINESS, C-2 TO TOWNHOUSE, TH TO ALLOW TOWNHOMES IN THE DEER PARK PLANNED DEVELOPMENT. **(PLANNED DEVELOPMENT APPLICATION 2023-02— MR. ZHEENO ROSTAM, ON BEHALF OF PROPERTY OWNER DECATUR DEER RUN INVESTORS, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) PD2023-02 ORDINANCE 2023-06-16**

Councilmember Allen moved to approve the ordinance as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

Councilmember Carpenter filed an affidavit with the City Secretary and recused himself, leaving the dais at 6:18 p.m.

8. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 THE SALE OF ALCOHOLIC OR MIXED BEVERAGES FOR ON-PREMISES CONSUMPTION IN A C-1A, DECATUR SQUARE BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.055 ACRES OF LAND LOCATED AT 103 B W. MAIN STREET. **(SPECIFIC USE PERMIT APPLICATION 2023-01—MR. CHRIS KELLY, ON BEHALF OF PROPERTY OWNER EZRA ZION, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) SUP2023-01 ORDINANCE 2023-06-17**

Councilmember Allen moved to approve the ordinance as presented. Councilmember Hilton seconded the motion. The motion passed 4-0-1.

Councilmember Carpenter returned to the dais after the motion passed.

9. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 DETACHED ACCESSORY DWELLING IN A SF-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON APPROXIMATELY 0.275 ACRES OF LAND LOCATED AT 107 E. HALLSELL STREET. **(SPECIFIC USE PERMIT APPLICATION 2023-02—MS. LORY RUIZ, ON BEHALF OF PROPERTY OWNER JEFFREY HARRISON) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) SUP2023-02 ORDINANCE 2023-06-18**

Councilmember Hilton moved to approve the ordinance as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

10. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 THE SALE OF ALCOHOLIC OR MIXED BEVERAGES FOR OFF-PREMISES CONSUMPTION IN A C-1, RESTRICTED BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.55 ACRES OF LAND LOCATED AT 2806 S. FM 51. **(SPECIFIC USE PERMIT APPLICATION 2023-03—MR. JOE MEAD, ON BEHALF OF PROPERTY OWNER GREAT ABODE INVESTMENTS, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) SUP2023-03 ORDINANCE 2023-06-19**

Councilmember Allen moved to approve the ordinance as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

11. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO REZONE APPROXIMATELY 0.84 ACRES OF LAND LOCATED AT 708 E. HALE STREET FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (SF-2) TO THOROUGHFARE BUSINESS ZONING DISTRICT (C-2). **(ZONING CHANGE APPLICATION 2023-04—MR. R.B. SANFORD, ON BEHALF OF PROPERTY OWNER 97 CIRCLE S CONVENIENCE STORES INC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, COMMISSIONERS WOODRUFF AND HICKS ABSENT.) ZC2023-04 ORDINANCE 2023-06-20**

Councilmember Hilton moved to approve the ordinance as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

12. HEAR STAFF REPORT, CONSIDER AND TAKE ACTION ON A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(19) DIRECTIONAL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A DIRECTIONAL SIGN THAT EXCEEDS THE MAXIMUM HEIGHT OF 3'. APPLICANT IS SEEKING A SIGN THAT IS 6.125' IN HEIGHT. THE SIGN WILL BE LOCATED AT 106 S. TRINITY STREET. **(VARIANCE APPLICATION 2023-09—MR. GLEN SMITH, ON BEHALF OF FIRST STATE BANK)**

Councilmember Allen moved to approve the variance as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

13. HEAR STAFF REPORT, CONSIDER AND TAKE ACTION ON A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(19) DIRECTIONAL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A DIRECTIONAL SIGN THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA. THE MAXIMUM ALLOWABLE AREA IS 4 SQ. FT. APPLICANT IS SEEKING A SIGN THAT IS 8.75 SQ. FT. IN SIZE. THE SIGN WILL BE LOCATED AT 106 S. TRINITY STREET. **(VARIANCE APPLICATION 2023-10—MR. GLEN SMITH, ON BEHALF OF FIRST STATE BANK)**

Councilmember Allen moved to approve the variance as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

14. CONSIDER AND TAKE ACTION TO APPROVE A REQUEST BY DECATUR MAIN STREET ON BEHALF OF THE DECATUR PUBLIC LIBRARY FOR THE CHALK THE BLOCK, FAMILY CHALK ART EVENT JULY 8, 2023. CLOSING THE 100 BLOCK OF STATE STREET FROM WALNUT TO MAIN STREET FROM 7AM TO 12 PM.

Councilmember Reeves moved to approve the request as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

15. 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.

16. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 6:28 p.m.

APPROVED:


Mike McQuiston, Mayor

ATTEST:


Asucena Garcia, TRMC, City Secretary

