



**CITY COUNCIL MEETING**  
**Decatur City Hall - 201 E. Walnut, Decatur, TX**  
**December 11, 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](https://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.*

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

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATION or RECOGNITION

1. CONSIDER AND TAKE ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE 2024 POCO WATERLINE ENGINEERING STUDY.
2. CONSIDER AND TAKE ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN ENGINEERING AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR PLANNING SERVICES.

**PUBLIC HEARING ITEMS:**

3. **CP2023-05** CONSIDER FIRST READING OF AN ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP, FOR AN APPROXIMATE 7.795 ACRES OF LAND LOCATED AT 201 N. CHICO ST., 203 N. CHICO ST., 205 N. CHICO ST., 208 N. CHICO ST., 209 N. CHICO ST., AND 217 N. CHICO ST. AND INCLUDING APPROXIMATELY 0.502

ACRES TO THE CENTERLINE OF N. CHICO ST., 0.799 ACRES TO THE CENTERLINE OF N. HIGHWAY 81-287 BUSINESS, 0.245 ACRES OF W. AUCTION ST., AND 0.244 ACRES TO THE CENTERLINE OF W. WALNUT ST. WHERE ADJACENT TO THE SUBJECT TRACTS FROM COMMUNITY COMMERCIAL LAND USE (CC) TO ACTIVITY CENTER LAND USE (AC). **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2023-05—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, VICE-CHAIRMAN KLOSE ABSENT.)**

4. **SI2023-03** CONSIDER FIRST READING OF AN ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN ORDINANCE AMENDING SUBSECTION E, "SPECIAL REGULATIONS," OF SECTION 5.1.6, "MF, MULTIPLE-FAMILY RESIDENTIAL DISTRICT" OF ARTICLE 5, "ZONING DISTRICTS" OF APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO INCREASE THE MAXIMUM PER FLOOR SQUARE FOOTAGE ALLOWED FOR MULTIPLE-FAMILY STRUCTURES IN THE C-2 THOROUGHFARE BUSINESS ZONING DISTRICT. **(STAFF INITIATED APPLICATION 2023-03—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, VICE-CHAIRMAN KLOSE ABSENT.)**
5. **SUP2023-07** CONSIDER FIRST READING OF AN 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 PERMANENT MAKEUP APPLICATION, AS A SECONDARY USE, IN A C-1, RESTRICTED BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.0165 ACRES OF LAND LOCATED AT 600 W. WALNUT ST. STE. A. **(SPECIFIC USE PERMIT APPLICATION 2023-07—MS. SHAYNE HARDIN, ON BEHALF OF PIPER BLU SALON) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, VICE-CHAIRMAN KLOSE ABSENT.)**
6. **SUP2023-08** 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 "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 0.232 ACRES OF LAND LOCATED AT 300 S. HILL STREET. **(SPECIFIC USE PERMIT APPLICATION 2023-08—MRS. CHANA MASSEY) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL WITH THE CONDITION THAT THE APPLICANT MUST SUBMIT FOR A BUILDING PERMIT TO CONVERT THE DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT, 5-0, VICE-CHAIRMAN KLOSE ABSENT.)**

#### **NON-PUBLIC HEARING ITEMS:**

7. **PP2023-08** CONSIDER TAKING ACTION REGARDING A REQUEST TO PRELIMINARY PLAT LOT 1, BLOCK 1, RESERVE AT DECATUR BEING A 3.584-ACRE TRACT OF LAND, PART OF BLOCKS 2 & 5 SUNSET HILL ADDITION, 20 FOOT ALLEY AND AUCTION STREET AND BEING SITUATED IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NO. 857, CITY OF DECATUR, WISE COUNTY, TEXAS, LOCATED AT 217 N. CHICO STREET. **(PRELIMINARY PLAT APPLICATION PP2023-08—MR. DAVID GREER, ON BEHALF OF NORTEX AG PROPERTIES INC. AND E.W. MORAN LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, VICE-CHAIRMAN KLOSE ABSENT.)**
8. **EXECUTIVE SESSION** – IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ., THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:  
    **§ 551.074: PERSONNEL MATTERS.** DELIBERATION REGARDING THE APPOINTMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF PUBLIC OFFICER OR EMPLOYEE: CITY ATTORNEY.

**RECONVENE INTO OPEN SESSION - IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, THE CITY COUNCIL WILL RECONVENE INTO REGULAR SESSION TO CONSIDER ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

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 December 7, 2023, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

*Asucena Delgado*

Asucena Delgado, 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.**