



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
December 18, 2023
AND VIA VIDEOCONFERENCE/TELECONFERENCE

Vide Conferencing 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: 817 5047 6447 PASSCODE: 823992) 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 BEGINNING OF THE MEETING**, when the Mayor calls for public comment, you will be recognized by 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

PRESENTATIONS, RECOGNITION

1. FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS REPEALING AND REPLACING ORDINANCE 2023-09-27 AMENDING THE CITY OF DECATUR SCHEDULE OF FEES; ADOPTING A NEW CITY OF DECATUR SCHEDULE OF FEES AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR NEW BUILDING INSPECTION FEES; AND PROVIDING AN EFFECTIVE DATE OF JANUARY 9, 2024.
2. 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 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.) CP2023-05 ORDINANCE 2023-12-36**

3. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT 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.) SI2023-03 ORDINANCE 2023-12-37**
4. 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 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.) SUP2023-07 ORDINANCE 2023-12-38**
5. 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 0.232 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.) SUP2023-08 ORDINANCE 2023-12-39**
6. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION AUTHORIZING THE INSTALLATION OF AN AUTOMATED WEATHER OBSERVATION SYSTEM (AWOS) AT THE DECATUR MUNICIPAL AIRPORT. **RESOLUTION R2023-12-27**
7. CONSIDER AND TAKE APPROPRIATE ACTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH NS DEVELOPMENT PARTNERS LLC PROVIDING FOR CERTAIN PROFESSIONAL FEES TO BE PAID BY THE DEVELOPER REGARDING THE BISHOP HEIGHTS DEVELOPMENT.
8. CONSIDER AND TAKE APPROPRIATE ACTION TO AMEND THE CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH NS DEVELOPMENT PARTNERS LLC REGARDING THE BISHOP HEIGHTS DEVELOPMENT TO EXTEND CERTAIN DEADLINES.
9. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE RECOMMENDED IN 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 BILLS AND INVOICES FOR NOVEMBER 2023.

b) CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD
NOVEMBER 13, 2023 AND NOVEMBER 27, 2023

10. **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:

a) **§ 551.074: PERSONNEL MATTERS.** DELIBERATION REGARDING THE APPOINTMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF PUBLIC OFFICER OR EMPLOYEE: CITY ATTORNEY.

11. **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.

12. 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.

13. 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 14, 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.**