



---

**CITY COUNCIL MEETING**  
**Decatur City Hall - 201 E. Walnut, Decatur, TX**  
**February 26, 2024**  
**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](http://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 the speaker's name and address and must identify the agenda item number for which the speaker would like to speak. A card must be submitted to Asucena Delgado, 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 the speaker's 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. RECEIVE OUTSIDE AUDIT REPORT FOR FISCAL YEAR 2022-2023 AND TAKE APPROPRIATE ACTION TO AUTHORIZE DISTRIBUTION.
2. RECEIVE PRESENTATION FROM KIMLEY-HORN REGARDING REWRITE OF SUBDIVISION ORDINANCE AND CONSIDER FIRST READING OF AN ORDINANCE REPEALING AND REPLACING ORDINANCE 2000-05-08 CODIFIED AS APPENDIX A OF THE CITY CODE OF ORDINANCES; PRESCRIBING RULES AND REGULATIONS GOVERNING PLATS, PLANS, AND SUBDIVISIONS OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR, TEXAS, OR WITHIN ITS JURISDICTION, CONTAINING CERTAIN DEFINITIONS; PROVIDING APPENDICES GOVERNING DESIGN, CONSTRUCTION, AND OTHER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. ORDINANCE 2024-03-06
3. **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:

**§ 551.071: CONSULTATION WITH ATTORNEY** ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER: CERTAIN MATTERS RELATED TO ZONING AND USE OF LAND.

4. **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.
5. CONSIDER SECOND READING AND TAKE ACTION REGARDING AN ORDINANCE TO AMEND APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A BOARDING OR ROOMING HOUSE IN A C-1, RESTRICTED BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.645 ACRES OF LAND LOCATED AT 1900 W. US HIGHWAY 300 BUSINESS, DECATUR, TEXAS. **(SPECIFIC USE PERMIT APPLICATION 2024-01—MS. DEBORAH LUSK) (RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION WITH CONDITION OF NO MORE THAN SIX RESIDENTS, 3-2, VICE-CHAIRMAN KLOSE AND COMMISSIONER HICKS ABSENT.) SUP2024-01 ORDINANCE 2024-02-04**
6. 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 0.22 ACRES OF LAND LOCATED AT 305/307 S. TRINITY STREET. **(SPECIFIC USE PERMIT APPLICATION 2024-02—MR. MATTHEW COOKE) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL WITH THE CONDITION THAT PRIOR TO OCCUPYING THE DETACHED ACCESSORY DWELLING, THE APPLICANT MUST SCHEDULE A SITE VISIT TO INSPECT FOR MINIMUM STANDARDS WITH THE BUILDING DEPARTMENT, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER HICKS ABSENT.) SUP2024-02 ORDINANCE 2024-02-05**
7. CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK A, CARSON ADDITION, BEING ALL OF A CALLED 0.603 ACRE TRACT CONVEYED TO J. E. CARSON AND WIFE BETTY CARSON, RECORDED IN VOLUME 2029, PAGE 890, D.R.W.C.T. A J WALKER SURVEY, ABSTRACT NUMBER 860, CITY OF DECATUR, WISE COUNTY, TEXAS. **(FINAL PLAT APPLICATION 2024-01—MR. BRAD EUBANKS, ON BEHALF OF PROPERTY OWNER CAROL ANN CARSON, INDEPENDENT EXECUTRIX OF THE ESTATE OF BETTY BURNETT CARSON. FP2024-01**
8. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE THE VISITOR CENTER LEASE AGREEMENT BETWEEN THE DECATUR CHAMBER OF COMMERCE AND THE DECATUR MAIN STREET PROGRAM.
9. CONSIDER AND TAKE APPROPRIATE ACTION ON AN ENCROACHMENT AGREEMENT BETWEEN THE CITY OF DECATUR AND CAROL ANN CARSON, FOR A SIGN LOCATED IN PUBLIC DRAINAGE AND UTILITY EASEMENTS LOCATED AT 1411 S. FM 51 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.
10. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A CONTRACT WITH STOLZ TELECOM FOR RADIO SOFTWARE UPGRADES AND INSTALLATION FOR THE DECATUR POLICE AND FIRE DEPARTMENTS.
11. 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.

## 12. 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, February 22, 2024, 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.**