

**MINUTES OF THE  
CITY COUNCIL MEETING – VIA VIDEOCONFERENCING  
Monday, June 28, 2021  
WORKSHOP 5:30 p.m.**

PRESENT: Mayor Mike McQuiston, Council members, Eddie Allen, Ben Bennington, Melinda Reeves, Will Carpenter and Jake Hayes (via videoconference).

ABSENT: Darlene Hilton

OTHERS PRESENT: City Manager Brett Shannon, IT Director J.B. McKenzie, Fire Chief Nate Mara, Assistant, Public Works/Airport Director Greg Hall, Finance Director Ana Cañada, Human Resource Manager Mary Ann Henline, Development Review Coordinator Cheryl Fuss, Deputy City Secretary Asucena Garcia, City Secretary Diane Cockrell, City Attorney Tad Dunn and Kristen Tribe representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith. Present for workshop only: Police Chief Delvon Campbell, Library Director Dawn Wilbert, Main Street Director Frieda Lasater, and Conference Center Business Manager Tim Hightshoe

**This meeting will be held using videoconferencing/teleconferencing  
technology with public access via:**

**WWW.ZOOM.US/JOIN OR  
(888)788-0099 (TOLL FREE)**

**MEETING/WEBINAR ID: 882 4164 2850 PASSCODE: 823992**

This videoconferencing meeting is being used to allow Council, staff and public participants to join the meeting in the following manner:

**Anyone may join the meeting via videoconferencing at [www.zoom.us/join](http://www.zoom.us/join) or via telephone by calling you may email your comments to be read at the meeting to: [dcockrell@decaturtx.org](mailto:dcockrell@decaturtx.org) before 3:00 p.m. on the date of the meeting, give your name, address phone number and agenda item number, limiting comments to 3 minutes.**

**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 and 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 Diane Cockrell, City Secretary, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a total of 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 Commission'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.***

Council member Reeves called the workshop to order at 5:30 p.m.

MONTHLY DEPARTMENT REPORTS – Conference Center, Library, Main Street and Police Department

**Police Department** report by Police Chief Delvon Campbell including relevant information and follow-up discussion with Council and other staff regarding operations.

**Conference Center** report by Tim Hightshoe Conference Center Business Manager, including relevant information and follow-up discussion with Council and other staff regarding operations.

**Library** report by Library Director, Dawn Wilbert including relevant information and follow-up discussion with Council and other staff.

**Main Street** report by Main Street Director, Frieda Lasater including relevant information and follow-up discussion with Council and other staff regarding the following items:

- Organization
- Promotion
- Design
- Economic Vitality

Reports were provided.

## **REGULAR MEETING**

**6:00 p.m.**

### **CALL TO ORDER**

Mayor McQuiston resumed the regular meeting at 6:00 p.m.

### **MOMENT OF SILENCE**

Mayor McQuiston declared a moment of silence.

### **PLEDGE OF ALLEGIANCE**

City Manager Shannon led the pledge.

### **PLANNING AND ZONING REPORT:**

### **OPEN PUBLIC HEARING:**

1. HEAR STAFF REPORT, CONTINUE THE PUBLIC HEARING AND CONSIDER TAKING ACTION ON SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 2003-05-04, AS AMENDED BY ORDINANCE NOS. 2006-08-04 AND 2019-09-20, AND APPENDIX B, "ZONING", OF THE CITY'S CODE OF ORDINANCES AND THE CITY'S OFFICIAL ZONING MAP TO PROVIDE FOR AMENDMENTS TO THE CURRENT ZONING ON A TRACT OF LAND IDENTIFIED AS BEING APPROXIMATELY 89.64 ACRE TRACT OF LAND CURRENTLY ZONED AS THE RODDEN ESTATES PD AND CONSISTING OF THE FOLLOWING LAND USE DESIGNATIONS: AN APPROXIMATE 68.93 ACRES OR 21 LOTS OF 4,000 SF TOWNHOME, 51 LOTS OF 5,500 SF, 94 LOTS OF 7,500 SF AND 36 LOTS OF 20,000 SF OF LAND ZONED FOR SINGLE FAMILY USE, AN APPROXIMATE 20.45 ACRES OF LAND ZONED FOR PARK/DRAINAGE AND AN APPROXIMATE 0.28 ACRES DESIGNATED FOR RIGHT OF WAY. THE PROPOSED CHANGE WOULD REZONE THE APPROXIMATE 89.64-ACRE TRACT FROM THE ABOVE STATED DESIGNATIONS TO VISTA PARK PLANNED DEVELOPMENT (VISTA PARK PD) FOR SINGLE-FAMILY AND COMMERCIAL USE. THE VISTA PARK PD WOULD BE LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS. **(APPLICATION PD2021-03—MR. JODY BOYD'S REQUEST ON BEHALF OF MARSHA RODDEN) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, VICE-CHAIRMAN CRESWELL ABSTAINED AND CHAIRMAN LEMOND ABSENT.)**

Council member Reeves moved to approve the ordinance as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

### **CLOSE PUBLIC HEARING**

2. CONSIDER TAKING ACTION ON SECOND READING OF AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DECATUR, BY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DECATUR, GRANTING A ZONING CHANGE ON A PLANNED DEVELOPMENT FORMERLY KNOWN AS THE MCCULLAR MULTI-FAMILY PLANNED DEVELOPMENT (MCCULLAR MULTI-FAMILY PD), ORDINANCE 2019-09-21, A TRACT OF LAND IDENTIFIED AS BEING APPROXIMATELY 16.65-ACRE TRACT OF LAND CURRENTLY ZONED AS THE MCCULLAR MULTI-FAMILY PD AND CONSISTING OF THE FOLLOWING LAND USE DESIGNATIONS: AN APPROXIMATE 7.38 ACRES OF LAND ZONED FOR PARK/OPEN SPACE, AN APPROXIMATE 0.93 ACRES DESIGNATED FOR RIGHT OF WAY AND AN APPROXIMATE 8.34 ACRES OF LAND ZONED FOR MULTI-FAMILY USE. THE PROPOSED CHANGE WOULD REZONE THE APPROXIMATE 16.65-ACRE TRACT FROM THE ABOVE STATED DESIGNATIONS TO BISHOP HEIGHTS MULTI-FAMILY PLANNED DEVELOPMENT (BISHOP HEIGHTS MULTI-FAMILY PD) FOR MULTI-FAMILY AND COMMERCIAL USE. THE BISHOP HEIGHTS MULTI-FAMILY PD WOULD BE LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS. **(APPLICATION PD2021-02—MR. TROY LEWIS' REQUEST ON BEHALF OF NS MF PARTNERS – DECATUR LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, CHAIRMAN LEMOND ABSENT.)**

Council member Reeves moved to approve the ordinance as presented. Council member Allen seconded the motion. The motion passed unanimously.

#### **END OF PLANNING AND ZONING REPORT**

3. CONSIDER TAKING ACTION ON A RESOLUTION OF THE CITY OF DECATUR APPROVING AN ASSIGNMENT OF AIRPORT LAND LEASE AGREEMENT BETWEEN THE CITY AND KLUD AVIATION, LLC FOR TRACT 800 AT THE DECATUR MUNICIPAL AIRPORT TO DECATUR JET CENTER, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSENT OF LANDLORD AS REQUIRED BY THE AIRPORT LAND LEASE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Council member Carpenter moved to approve the resolution and authorize city manager to execute the agreement effective July 1, 2021. Council member Bennington seconded the motion. The motion passed unanimously.

4. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD JUNE 14, 2021. Council member Carpenter moved to approve the minutes as presented. Council member Bennington seconded the motion. The motion passed unanimously.

5. 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.

No public input.

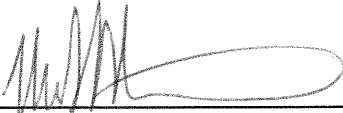
6. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

No request at this time.

#### **ADJOURNMENT**

There being no further business, Mayor McQuiston declared the meeting adjourned at 6:13 p.m.



  
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Mike McQuiston, Mayor

  
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Diane Cockrell, TRMC, CMC, City Secretary