



# CITY OF DECATUR, TEXAS

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## WORKSHOP AND REGULAR - CITY COUNCIL MEETING Decatur City Hall - 201 E. Walnut, Decatur, TX August 8, 2022 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](http://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.*

### **WORKSHOP 5:30 p.m.**

1. DISCUSSION OF CITY OF DECATUR FISCAL YEAR 2022/2023 PROPOSED BUDGET  
Specific items for discussion: 1) 2022/2023 Proposed Property Tax Rate 2) 2022/2023 Proposed Budget 3) other budgetary matters.
2. DISCUSSION AND PROVIDE STAFF DIRECTION REGARDING DECATUR SIGN ORDINANCE.

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

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. CONSIDER AND SCHEDULE A PUBLIC HEARING ON THE CITY OF DECATUR BUDGET FOR FISCAL YEAR 2022/2023.
2. CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, APPROVING THE 2022 CERTIFIED PROPERTY TAX VALUES FOR THE CITY OF DECATUR, TEXAS; DESIGNATING AN OFFICER TO SUBMIT THE NO NEW REVENUE AND VOTER APPROVAL RATES TO THE CITY COUNCIL, THE SAME OFFICER BEING AUTHORIZED TO

ALSO CERTIFY THE RATES WITH THE COMPTROLLER PRIOR TO PRESENTATION TO COUNCIL; AUTHORIZING THE OFFICER TO SUBMIT THE CERTIFIED PROPERTY TAX RATES TO THE TAX ASSESSOR COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

3. CONSIDER PROPOSING AN AD VALOREM TAX RATE FOR FISCAL YEAR 2022/2023, IF PROPOSED TAX RATE WILL EXCEED THE VOTER-APPROVAL TAX RATE OR THE NO-NEW-REVENUE TAX RATE, TAKE A RECORD VOTE AND SCHEDULE A PUBLIC HEARING.
4. CONSIDER FIRST READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, AMENDING VARIOUS SUBSECTIONS OF SECTION 303, "PARKLAND DEDICATION AND DEVELOPMENT", OF CHAPTER 3, "GENERAL SUBDIVISION DEVELOPMENT", OF APPENDIX A, "SUBDIVISIONS", OF THE CITY'S CODE OF ORDINANCES TO PROVIDE CLARIFICATION REGARDING APPLICABILITY OF THE CITY'S PARKLAND DEDICATION REGULATIONS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A PENALTY FOR VIOLATIONS HEREOF AND EACH AND EVERY DAY A VIOLATION OCCURS ON CONTINUES SHALL CONSTITUTE A SEPARATE VIOLATION; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.
5. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(17) HIGHWAY POLE SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE HIGHWAY POLE SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 170 SQ. FT. THE APPLICANT IS SEEKING A TOTAL OF 260 SQ. FT. FOR A HIGHWAY POLE SIGN, WHICH IS IN EXCESS OF THE MAXIMUM CUMULATIVE ALLOWABLE SIGN AREA BY 90 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-04—GUY SLIMP, ON BEHALF OF CEFCO)**
6. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 118.79 SQ. FT. THE APPLICANT IS SEEKING A 60 SQ. FT. WALL SIGN ON THE EASTERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 46.21 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-05—GUY SLIMP, ON BEHALF OF CEFCO)**
7. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 118.79 SQ. FT. THE APPLICANT IS SEEKING A 45 SQ. FT. WALL SIGN ON THE EASTERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 91.21 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-06—GUY SLIMP, ON BEHALF OF CEFCO)**
8. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 118.79 SQ. FT. THE APPLICANT IS SEEKING A 60 SQ. FT. WALL SIGN ON THE WESTERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 151.21 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-07—GUY SLIMP, ON BEHALF OF CEFCO)**
9. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT

EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 108.22 SQ. FT. THE APPLICANT IS SEEKING A 188.69 SQ. FT. WALL SIGN ON THE SOUTHERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 164.30 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 601 W. THOMPSON ST., DECATUR, TEXAS. **(APPLICATION V2022-08—CODY DISHMAN, ON BEHALF OF CANDLEWOOD SUITES)**

10. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 430 SQ. FT. THE APPLICANT IS SEEKING A 188.69 SQ. FT. WALL SIGN ON THE SOUTHERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 33.55 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 800 S. US HIGHWAY 81-287, DECATUR, TEXAS. **(APPLICATION V2022-09—JOSH JANKOWSKI, ON BEHALF OF WALMART)**

11. **CONSENT AGENDA** – All consent agenda items listed are considered to be routine by the City Council and will be enacted by 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. **RP2022-05** CONSIDER TAKING ACTION ON A REQUEST TO FINAL PLAT LOT 15R, BLOCK 1, LIPSEY ADDITION, BEING APPROXIMATELY A 0.55 ACRE TRACT OF LAND IN THE CITY OF DECATUR, WISE COUNTY, TEXAS AND BEING A REPLAT OF LOTS 14 AND 15, AND TO THE CENTERLINE OF A TWENTY FOOT (20') ALLEY, BLOCK 1, LIPSEY ADDITION, OF THE CITY OF DECATUR, WISE COUNTY, TEXAS AND MORE COMMONLY REFERRED TO AS 2806 S. FM 51, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY IS LOCATED ON THE PLAT EXHIBIT FOUND IN THE STAFF REPORT. **(APPLICATION RP2022-05—MR. RODNEY MARTINEZ, ON BEHALF OF GREAT ABODE INVESTMENTS LLC.)**

**END PLANNING AND ZONING REPORT - CONSENT AGENDA VOTE WILL INCLUDE THE FOLLOWING REGULAR COUNCIL CONSENT ITEMS:**

- B. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE COUNCIL MEETING HELD JULY 25, 2022.
  - C. CONSIDER APPROVAL OF BILLS AND INVOICES FOR JULY 2022.
12. CONSIDER AND TAKE APPROPRIATE ACTION TO DESIGNATE AN ACTING CITY MANAGER TO PERFORM THE DUTIES OF THE CITY MANAGER IN HIS ABSENCE.
13. 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.
14. 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 Friday, August 5, 2022, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

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Asucena Garcia, 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.**