



CITY OF DECATUR, TEXAS

AGENDA
CITY COUNCIL MEETING
Monday, September 9, 2019
REGULAR MEETING
6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PLANNING AND ZONING REPORT:

1. HEAR STAFF COMMENTS AND CONSIDER TAKING ACTION REGARDING **VARIANCE APPLICATION 2019-43**—MS. JULIE PERKINS' REQUEST FOR A VARIANCE FROM CHAPTER 2, SECTION 201, "STREET IMPROVEMENTS (CURB/GUTTER)," OF THE CITY OF DECATUR'S DESIGN STANDARDS ON APPROXIMATELY 92 LINEAR FEET OF PROPERTY LOCATED ALONG S. HOUSTON STREET, WHERE ADJACENT TO THE WEST BOUNDARY OF PROPOSED LOT 1, BLOCK 51, TARLETON ADDITION, AND MORE COMMONLY REFERRED TO AS 300 S. LANE STREET, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, CHAIRMAN LEMOND AND COMMISSIONER KLOSE ABSENT.)**
2. HEAR STAFF COMMENTS AND CONSIDER TAKING ACTION REGARDING **VARIANCE APPLICATION 2019-44**—MS. JULIE PERKINS' REQUEST FOR A VARIANCE FROM CHAPTER 1, SECTION 106, "SIDEWALKS," OF THE CITY OF DECATUR'S DESIGN STANDARDS ON APPROXIMATELY 92 LINEAR FEET OF PROPERTY LOCATED ALONG S. HOUSTON STREET, WHERE ADJACENT TO THE WEST BOUNDARY OF PROPOSED LOT 1, BLOCK 51, TARLETON ADDITION, AND MORE COMMONLY REFERRED TO AS 300 S. LANE STREET, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, CHAIRMAN LEMOND AND COMMISSIONER KLOSE ABSENT.)**

OPEN PUBLIC HEARING:

3. HEAR STAFF AND PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING **REPLAT APPLICATION 2019-11**—MS. JULIE PERKINS' REQUEST TO FINAL PLAT LOT 1, BLOCK 51, TARLETON ADDITION, BEING APPROXIMATELY 0.127 ACRES AND A REPLAT OF THE NORTH 92' OF BLOCK 51, TARLETON ADDITION, OF THE CITY OF DECATUR, WISE COUNTY, TEXAS AND MORE COMMONLY REFERRED TO AS 300 S. LANE, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, CHAIRMAN LEMOND AND COMMISSIONER KLOSE ABSENT.)**
4. HEAR STAFF COMMENTS AND CONSIDER TAKING ACTION REGARDING AN

AMENDMENT TO THE RODDEN ESTATES PLANNED DEVELOPMENT (RODDEN ESTATES PD), ORDINANCE 2006-08-04, A TRACT OF LAND IDENTIFIED AS BEING APPROXIMATELY 105 ACRES (2019 SURVEY REFLECTS 106.313 ACRES) OUT OF THE DAVID MOSES SURVEY, ABSTRACT #537, THE G.M. VIGIL SURVEY, ABSTRACT #857, AND THE J.B. WILLIAMS SURVEY, ABSTRACT #880, LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS. THE PROPOSED AMENDMENT WILL REMOVE 16.65 ACRES CURRENTLY ZONED AS FOLLOWS: AN APPROXIMATE 1.62 ACRES OF COMMERCIAL, AN APPROXIMATE 0.43 ACRES OF PARK/OPEN SPACE, AN APPROXIMATE 13.67 ACRES OR 77 LOTS OF 5,500 SF SINGLE FAMILY ZONING AND AN APPROXIMATE 0.93 ACRES DESIGNATED FOR RIGHT OF WAY FROM THE RODDEN ESTATES PD; WILL CORRECT ERRORS DISCOVERED IN ACREAGE SPECIFICATIONS AND EXHIBITS AND WILL AFFECT THE LEGAL DESCRIPTION, TOTAL ACREAGE, SINGLE-FAMILY AND COMMERCIAL LAND USE TRACTS; THE STREET ALIGNMENT CONNECTING TO DEER PARK ROAD AND THE INTERNAL STREET NETWORK, THE DENSITY OF SINGLE-FAMILY RESIDENTIAL TRACTS; AND THE OPEN SPACE, MULTI-FAMILY AND SINGLE FAMILY ACREAGE, THE OFFICIAL ZONING MAP AND TO INCLUDE OTHER VARIOUS ZONING AMENDMENTS APPLICABLE TO THE DISTRICT. **(APPLICATION PD2019-01—MR. SHANNON NAVE’S REQUEST ON BEHALF OF MARSHA GAGE AND MCCULLAR REALTY CO.). (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, VICE-CHAIRMAN CRESWELL ABSTAINED AND CHAIRMAN LEMOND ABSENT.)**

5. HEAR STAFF COMMENTS AND PUBLIC CONSIDER TAKING ACTION REGARDING A ZONING CHANGE ON AN APPROXIMATE 16.65 ACRE TRACT OF LAND CURRENTLY ZONED AS PART OF THE RODDEN ESTATES PD AND CONSISTING OF THE FOLLOWING LAND USE DESIGNATIONS: AN APPROXIMATE 1.62 ACRES OF LAND ZONED FOR COMMERCIAL USES, AN APPROXIMATE 0.43 ACRES OF LAND ZONED FOR PARK/OPEN SPACE, AN APPROXIMATE 13.67 ACRES OR 77 LOTS OF 5,500 SF ZONED FOR SINGLE FAMILY USE AND AN APPROXIMATE 0.93 ACRES DESIGNATED FOR RIGHT OF WAY. THE PROPOSED CHANGE WOULD REMOVE THE APPROXIMATE 16.65 ACRE TRACT FROM THE RODDEN ESTATES PD AND REZONE THE TRACT FROM THE ABOVE STATED DESIGNATIONS TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USE (MCCULLAR MULTI-FAMILY PD). THE MCCULLAR MULTI-FAMILY PD WOULD BE LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS. **(APPLICATION PD2019-02—MR. SHANNON NAVE’S REQUEST ON BEHALF OF MARSHA GAGE AND MCCULLAR REALTY CO.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0, CHAIRMAN LEMOND ABSENT.)**

6. HEAR AND CONSIDER STAFF REPORT, PUBLIC COMMENT, SERVICE PLAN AND FIRST READING OF AN ORDINANCE ON **VOLUNTARY ANNEXATION PETITION 2019-01**—BRETT SHANNON’S REQUEST, ON BEHALF OF THE CITY OF DECATUR, TO INSTITUTE VOLUNTARY ANNEXATION PROCEEDINGS TO ENLARGE AND EXTEND THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY, AND ADOPT A SERVICE PLAN AND TO AMEND THE OFFICIAL COMPREHENSIVE LAND USE MAP TO INCLUDE THE FOLLOWING LAND USE DESIGNATION FOR THE ANNEXED PROPERTY TO BECOME EFFECTIVE UPON THE EFFECTIVE DATE OF ANNEXATION; AND TO AMEND THE CITY OF DECATUR ZONING ORDINANCE AND THE OFFICIAL ZONING MAP FOR THE ANNEXED PROPERTY WITH SUCH ZONING TO BECOME EFFECTIVE UPON THE EFFECTIVE DATE OF ANNEXATION TO ESTABLISH ZONING DISTRICT FOR THE PROPERTY, TO WIT:

GENERALLY LOCATED 252’ WEST OF THE CENTERLINE OF COLLEGE AVE. (FM730) AND 604’ SOUTH OF THE CENTERLINE OF US HWY 81-287 WHERE ADJACENT TO THE CURRENT CITY LIMITS IN DECATUR’S SOUTHEASTERN EXTRATERRITORIAL JURISDICTION (ETJ). (A2019-01). THE PROPOSED COMPREHENSIVE PLAN LAND USE DESIGNATION IS LOW DENSITY RESIDENTIAL (LDR) (CP2019-01). THE PROPOSED ZONING IS SINGLE FAMILY RESIDENTIAL-1 (SF-1) (ZC2019-03). **(THE PLANNING**

AND ZONING COMMISSION RECOMMEND APPROVAL 6-0, CHAIRMAN LEMOND ABSENT.)

7. HEAR AND CONSIDER STAFF REPORT, PUBLIC COMMENT AND FIRST READING OF AN ORDINANCE REGARDING **COMPREHENSIVE PLAN AMENDMENT APPLICATION 2019-01**—BRETT SHANNON'S REQUEST, ON BEHALF OF THE CITY OF DECATUR, TO AMEND THE OFFICIAL COMPREHENSIVE LAND USE MAP TO INCLUDE THE FOLLOWING LAND USE DESIGNATION FOR THE ANNEXED PROPERTY TO BECOME EFFECTIVE UPON THE EFFECTIVE DATE OF ANNEXATION, TO WIT:
GENERALLY LOCATED 252' WEST OF THE CENTERLINE OF COLLEGE AVE. (FM730) AND 604' SOUTH OF THE CENTERLINE OF US HWY 81-287 WHERE ADJACENT TO THE CURRENT CITY LIMITS IN DECATUR'S SOUTHEASTERN EXTRATERRITORIAL JURISDICTION (ETJ). (A2019-01). THE PROPOSED COMPREHENSIVE PLAN LAND USE DESIGNATION IS LOW DENSITY RESIDENTIAL (LDR) (CP2019-01). THE PROPOSED ZONING IS SINGLE FAMILY RESIDENTIAL-1 (SF-1) (ZC2019-03). **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0, CHAIRMAN LEMOND ABSENT.)**
8. HEAR AND CONSIDER STAFF REPORT, PUBLIC COMMENT AND FIRST READING OF AN ORDINANCE REGARDING **ZONING APPLICATION 2019-03**-BRETT SHANNON'S REQUEST, ON BEHALF OF THE CITY OF DECATUR, TO AMEND THE OFFICIAL ZONING MAP TO INCLUDE THE FOLLOWING ZONING DISTRICT FOR THE ANNEXED PROPERTY TO BECOME EFFECTIVE UPON THE EFFECTIVE DATE OF ANNEXATION, TO WIT:
GENERALLY LOCATED 252' WEST OF THE CENTERLINE OF COLLEGE AVE. (FM730) AND 604' SOUTH OF THE CENTERLINE OF US HWY 81-287 WHERE ADJACENT TO THE CURRENT CITY LIMITS IN DECATUR'S SOUTHEASTERN EXTRATERRITORIAL JURISDICTION (ETJ). (A2019-01). THE PROPOSED COMPREHENSIVE PLAN LAND USE DESIGNATION IS LOW DENSITY RESIDENTIAL (LDR) (CP2019-01). THE PROPOSED ZONING IS SINGLE FAMILY RESIDENTIAL-1 (SF-1) (ZC2019-03). **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0, CHAIRMAN LEMOND ABSENT.)**

CLOSE PUBLIC HEARING

9. CONSIDER TAKING ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, AS REFLECTED IN SCHEDULE A OF THE PROPOSED BUDGET.
10. CONSIDER TAKING ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS APPROVING THE APPRAISAL ROLL; LEVYING AD VALOREM TAXES FOR 2019 AT \$0.649 PER ONE HUNDRED DOLLARS ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING DUE AND DELINQUENT DATES AND PROVIDING AN EFFECTIVE DATE.
11. CONSIDER APPROVAL OF ROUTINE AIRPORT MAINTENANCE PROGRAM (RAMP) AGREEMENT BETWEEN THE CITY OF DECATUR AND THE TEXAS DEPT OF TRANSPORTATION AVIATION DIVISION AND AUTHORIZE CITY MANAGER TO EXECUTE AGREEMENT.
12. CONSIDER APPROVAL OF AN AGREEMENT FOR LEASE OF SPACE BETWEEN THE CITY OF DECATUR FIRE DEPARTMENT AND THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM (TEXAS A&M FOREST SERVICE OCCUPYING

SPACE IN THE FIRE DEPARTMENT BUILDING) AND AUTHORIZE CITY MANAGER TO EXECUTE AGREEMENT.

13. 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. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD AUGUST 26, 2019.
 - B. CONSIDER APPROVAL OF BILLS AND INVOICES FOR AUGUST 2019.
14. RECEIVE CITY MANAGER SHANNON EVALUATION PACKET AND INSTRUCTION/ DIRECTION FROM MAYOR WOODRUFF.
15. 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, September 6, 2019, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Diane Cockrell, TRMC, CMC
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.