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**CITY COUNCIL MEETING**  
**Decatur City Hall - 201 E. Walnut, Decatur, TX**  
**January 12, 2026**

**AND VIA VIDEOCONFERENCE/TELECONFERENCE**

Videoconferencing is being used to allow the public and staff to attend 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: 882 4164 2850 PASSCODE:) or 563791 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 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 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

PRESENTATION(S)

- EDC BUSINESS OF THE MONTH – INDUSTRIAL DIESEL

**AGENDA ITEMS**

1. **CITIZENS COMMENTS AND ANNOUNCEMENTS.** Please complete a Speaker Registration Form before speaking. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on the agenda. Comments should be made to the Council rather than to individual members, and no action will be taken by the Council.
2. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE REGARDING SPECIAL EVENT PERMITTING AND FEES. **ORDINANCE 2026-01-01** Pages 4-19
3. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE TO ALLOW A DETACHED ACCESSORY DWELLING IN A SF-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON APPROXIMATELY 0.403 ACRES OF LAND LOCATED AT 505 N LANE STREET, DECATUR, TEXAS. **(505 N LANE STREET – ROGELIO DELGADO) SUP-25-0005**  
**ORDINANCE 2026-01-02** Pages 20-32

4. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE TO AMEND APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A CONVENIENCE STORE WITH GASOLINE SALES, IN A RESTRICTED BUSINESS (C-1) ZONING DISTRICT, ON AN APPROXIMATE 0.55-ACRE TRACT OF LAND BEING LEGALLY DESCRIBED AS LOT 15R, BLOCK 1, LIPSEY ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 2806 S FM 51. **(2806 S FM 51 – GREAT ABODE INVESTMENTS) SUP-25-0006 ORDINANCE 2026-01-03**  
*Pages 33-46*
5. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE TO AMEND APPENDIX "B," "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE SALE OF BEER AND/OR WINE FOR OFF-PREMISES CONSUMPTION, IN A RESTRICTED BUSINESS (C-1) ZONING DISTRICT, ON AN APPROXIMATE 0.55-ACRE TRACT OF LAND BEING LEGALLY DESCRIBED AS LOT 15R, BLOCK 1, LIPSEY ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 2806 S FM 51. **(2806 S FM 51 – GREAT ABODE INVESTMENTS) SUP-25-0007 ORDINANCE 2026-01-04** *Pages 47-60*
6. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE AMENDING ORDINANCE NO. 2023-08-23, 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 REGULATIONS ON A TRACT OF APPROXIMATELY 89.64 ACRES, VISTA PARK PLANNED DEVELOPMENT, TO UPDATE THE PLANNED DEVELOPMENT'S DEVELOPMENT STANDARDS. **(1307 VISTA PARK DRIVE – BRIDGEROCK DEVELOPMENTS) PD-25-0004 ORDINANCE 2026-01-05** *Pages 61-79*
7. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION TO ACCEPT A PETITION TO CREATE THE LIBERTAS PUBLIC IMPROVEMENT DISTRICT NO. 1, CALL A PUBLIC HEARING FOR THAT PURPOSE, CONSIDER THE FEASIBILITY AND ADVISABILITY OF ESTABLISHING THE DISTRICT, AND AUTHORIZING AND DIRECTING PUBLICATION AND NOTICES FOR THE PUBLIC HEARING. **RESOLUTION R2026-01-01** *Pages 80-97*
8. DISCUSSION OF POSSIBLE FUTURE ORDINANCE TO REGULATE FATS, OILS, AND GREASES.  
*No backup*
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 TO APPROVE THE BILLS AND INVOICES FOR DECEMBER 2025. *Pages 98-107*
  - B. CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE COUNCIL MEETINGS HELD ON DECEMBER 8, 2025, AND DECEMBER 22, 2025. *Pages 108-110*
10. 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 Tuesday, January 6, 2026, at 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

*Asucena Delgado*

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Asucena Delgado, City Secretary, TRMC, CMC

\*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 the 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.**

**CITY OF DECATUR, TEXAS  
ORDINANCE 2026-01-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, ESTABLISHING EVENT PERMITTING REQUIREMENTS TO BE CODIFIED AS ARTICLE VIII, "SPECIAL EVENTS," OF CHAPTER 7, "LICENSES AND BUSINESS REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS; PROVIDING A CUMULATION AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Decatur ("City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, the City Council ("Council") has determined it appropriate and necessary to enact provisions regarding the health, safety, and welfare of the public in regard to special events held in the city; and

**WHEREAS**, the Council finds that the provisions of this Ordinance substantially further the goals of preserving of the health, safety, and welfare of the community; and

**WHEREAS**, the Council, after considering appropriate permitting requirements for special events held in the city, finds that the provisions of this Ordinance will benefit the attendees and holders of special events in the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:**

**SECTION 1. INCORPORATION OF PREMISES/ FINDINGS.** The foregoing recitals are the findings of the Council and are hereby incorporated into this Ordinance as if set forth fully herein.

**SECTION 2. SPECIAL EVENT PERMITTING PROVISIONS ESTABLISHED.** That the City hereby establishes Article VIII, "Special Events," of Chapter 7, "Licenses and Business Regulations," of the Code of Ordinances of the City of Decatur, Texas, which shall read as follows:

**"Chapter 7 – LICENSES AND BUSINESS REGULATIONS**

**ARTICLE VIII. - SPECIAL EVENTS**

## **DIVISION 1. – GENERALLY**

### **Sec. 7-260. - Purpose.**

Due to their size and special requirements, some gatherings or organized activities may place unique demands on the resources of the city or pose a danger to public health, safety, or welfare. In order to plan for these demands on public resources and to ensure that public health and safety are protected, it is necessary that the city receive advance notice of these special events. The provisions of this Article are intended to address those concerns and are not intended to place an unnecessary burden on any individual's right to association or freedom of expression.

### **Sec. 7-261. - Definitions.**

*Applicant* means a person who has filed an application for a special event permit.

*Application fee* means a base fee established by city ordinance for processing a special event permit application.

*City* means the City of Decatur, a Texas Home Rule City.

*Expressive activity* means conduct, the sole or principal purpose of which is the expression, dissemination, or communication by verbal, visual, literary, or auditory means of opinion, views, or ideas.

*First Amendment activity* means an expressive and associative activity on a public right-of-way that is protected by the United States and Texas Constitutions, including speech, press, assembly, and the right to petition but does not include commercial advertising, revenue-generating activities, fundraising, or a parade as defined herein.

*Force majeure* means and includes fire, casualty, strikes, lockouts, labor trouble, inability to procure materials or supplies, failure of power, governmental authority, inclement weather, acts of God, war or terrorism or the potential or actual threat thereof, public safety or public welfare considerations, riots, or local, national, or international emergencies, or other reason of like nature.

*Neighborhood block parties* means an organized small-scale activity that closes a small number of blocks on a local-service, residential street that is initiated by and intended to attract only local residents who live on or in close proximity to the street being closed and not intended for the general public.

*Parade* means any assembly, march, demonstration, or procession upon public thoroughfares within the city consisting of persons, animals, or vehicles traveling in unison with an intent of attracting public attention and that is reasonably likely to interfere with the normal flow or regulation of traffic upon public thoroughfares.

*Permittee* means the person to whom a permit is granted pursuant to this Article.

*Person* means any individual, assumed named entity, partnership, association, corporation, or organization.

*Promoter* means any individual, assumed-named entity, partnership, association, corporation, firm or organization that promotes, organizes, manages, finances, or holds a special event.

*Public safety plan* means any plan submitted by the applicant setting forth a description and location of emergency services, evacuation, fire prevention, and fire suppression on the property being used for the event, and emergency medical services for entertainers, exhibitors, attendees, and other persons at the event.

*Sidewalk* means that portion of a street between the curb lines or lateral lines of a roadway and the adjacent property lines intended for the use of pedestrians.

*Special event* means a temporary event, gathering, or organized activity, including but not limited to parades, bike races, marathons, fun runs, block parties, parking lot parties, concerts, car shows, carnivals, or festivals involving one hundred (100) or more attendees or one or more of the following:

- (1) Closing or impacting a public street, sidewalk, or trail;
- (2) Blocking or restricting city-owned property;
- (3) Sale or distribution of merchandise, food, or beverages on city-owned property;
- (4) Erection of a tent equal to or greater than one hundred (100) square feet in area;
- (5) Installation of a stage, band-shell, trailer, van, portable building, grandstand, or bleachers;
- (6) Placement of portable toilets on city-owned property;
- (7) Placement of temporary no-parking signs in a public right-of-way;
- (8) Placement of pedestrian boundary markers on city-owned property;
- (9) Placement of additional waste containers;
- (10) Utilizing city staff for a public event;
- (11) Service of alcoholic beverages; or
- (12) Having an impact on public safety.

*Special event permit* means a permit as specified and obtained pursuant to this Article.

*Street* means the entire width between the boundary lines of every way publicly maintained, when any part thereof is open to use by the public for the purposes of vehicular traffic.

*Traffic control plan* means any plan submitted by the applicant that sets forth the regulations of traffic control devices used to facilitate vehicular and pedestrian traffic safely and efficiently through a temporary traffic control area associated with the event.

## **DIVISION 2. – PERMITTING**

### **Sec. 7-262. - Application of ordinance; exceptions.**

- (A) All special events, except for those set forth in section (b), must conform with all applicable provisions of this Article unless otherwise noted.
- (B) The following events are exempt from the provisions of this Article:
  - (1) Motorcades that comply with all traffic laws;
  - (2) Funeral processions;
  - (3) Events which are authorized under a separate agreement or permit issued by the city or other authorizing jurisdiction;
  - (4) An event wholly contained on property specifically designed or suited for the event and that holds a certificate of occupancy for such use, including adequate parking (e.g., Conference Center);
  - (5) Events managed entirely by the City of Decatur Parks; and/or
  - (6) A governmental agency acting within the scope of its functions.

### **Sec. 7-263. - Permit required.**

- (A) It shall be unlawful for any person to conduct a special event without first having obtained a special event permit from the city.
- (B) It shall be unlawful for any person to participate in a special event for which the person knows a special event permit is required and has not been granted.
- (C) It shall be unlawful for any person in charge of, or responsible for the conduct of, a special event to knowingly fail to comply with any condition of the special event permit.
- (D) It shall be unlawful for any person to conduct a special event without first paying the prescribed fee adopted in the City of Decatur Fee Schedule.

### **Sec. 7-264. - Application for permit.**

- (A) A person seeking a special event permit shall file an application with the Director of Development Services, or their designee, upon forms provided by the city. Each application must be accompanied by a non-refundable fee as adopted by the City Council.
- (B) An in person planning meeting for a special event may be required when, in the opinion of a department director, the special event poses additional risks or services that warrant additional detailed planning.
- (C) The Director of Development Services, or their designee, shall ensure that the other licenses and permits, restrictions, regulations, fees for city services, safeguards, or other conditions deemed necessary by individual city departments for the safe and orderly conduct of a special event are requested, submitted, and approved before the special event permit is granted. (i.e., health permit

applications, agreement with police department for police coverage, insurance, etc.). Separate permits will be required for tents, awnings, canopies, or temporary signage in conjunction with the event.

**Sec. 7-265. - Filing period.**

Except as provided below, a special event permit application shall be filed at least sixty (60) days before the intended event date and not more than twelve (12) months in advance of the intended event date. Applications for permits filed less than specified number of days before the event may be considered for public assembly if the Director of Development Services, or their designee, determines that the application can be processed in a shorter time period, taking into consideration the nature and scope of the proposed event and the number and types of permits required to be issued in conjunction with the special event permit.

- (A) A special event application requiring City Council approval must be filed at least sixty (60) days before the intended date of the event, including, but not limited to, the sale of alcohol, an exception to the amplified sound ordinance, street closures, and requests for in-kind services.

**Sec. 7-266. - Submittal requirements.**

The application for a special event permit shall set forth, as a minimum, the following information:

- (A) The name, address, e-mail address, and telephone number of the applicant and the promoter or promoters of the special event.
  - (1) If the promoter or promoters are a person other than the applicant, the applicant shall file a written statement from the promoter showing authority to make the application
- (B) The proposed location(s) for the special event.
  - (1) If the event is to be held on private property, the applicant must submit written permission from the owner of the property or their authorized representative for the use of the property.
- (C) The purpose of the special event and the type of activities held during the special event.
- (D) The date(s) and time(s) the special event will start and end.
- (E) The time at which on-site preparation for the special event will begin.
- (F) The approximate number of persons who are attending per day and for the duration of the special event, including the estimated peak time, and the approximate number of attendees during that peak time.
- (G) The number and types of animals and vehicles that are part of the special event.

- (H) In the case of a parade, the following additional information shall be provided:
  - (1) A route map;
  - (2) Approximate number of participants in the parade;
  - (3) Type of participants (ex., animals, floats, etc.); and
  - (4) Whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed.
- (I) Proof of insurance for the special event.
- (J) Site map(s) showing site setup, indicating equipment that will be used by the special event, including the following additional information:
  - (1) Location of first aid station and fire lanes for emergency equipment;
  - (2) Location and orientation of loudspeakers and any other noise amplification devices to be used by or at the special event, if any;
  - (3) Location and size of tents, awnings, canopies, food service booths, or other temporary structures;
  - (4) Details for any planned signage; and
  - (5) Description of parking and public transportation.
- (K) Description of the sale or consumption of alcoholic beverages, if any.
- (L) Public safety plan. If the applicant requests the assistance of the City of Decatur Fire or Police Departments for preparing a public safety plan, additional fees will be charged as adopted by the fee schedule.
- (M) Traffic control plan showing streets and pedestrian ways that are impacted, and the placement of barricades and detour signage.
- (N) Description of the notification process to affected properties owned or occupied immediately adjacent to the special event.
- (O) Location(s) of required barricades. If the City of Decatur provides barricades for the event, fees will be charged as adopted by the fee schedule.
- (P) Any other information which the city shall find necessary under the standards for issuance.

**Sec. 7-267. - Standards for issuance of permit.**

A special event shall be conducted in such a way that it:

- (A) Will not unnecessarily interrupt the safe and orderly movement of traffic near the location or route.
- (B) Will not require so great a number of police officers to properly police the special event, as normal protection for the city is prevented.

- (C) Will not require so great a number of ambulances as to prevent normal ambulance service to portions of the city other than that to be occupied by the special event and adjacent areas.
- (D) Will not interfere with the movement of firefighting equipment in route to a fire. The concentration of people, animals, and vehicles at assembly points will not unduly interfere with proper fire and police protection or ambulance service to areas near such assembly points.
- (E) In the case of a parade, the parade shall be scheduled to move from its point of origin to its point of termination without unreasonable delays in route.

**Sec. 7-268. - Denial, Revocation, and Cancellation.**

(A) The Director of Development Services, or their designee, may deny a special event permit if:

- (1) The special event will conflict in time and location with another event for which a special event permit has already been granted;
- (2) The applicant fails to comply with, or the special event will violate, an ordinance of the city or any other applicable law;
- (3) The applicant makes or permits the making of a false or misleading statement or omission of a material fact on an application for a special event permit;
- (4) The applicant has been convicted of violating this Article or has had a special event permit revoked within the preceding twelve (12) months;
- (5) The applicant fails to provide proof of any license or permit required by this Article, city ordinance, or state law;
- (6) The special event, in the opinion of one or more city departmental directors, would severely hinder the delivery of normal or emergency services or constitute a public threat;
- (7) Insurance requirements for the special event have not been met; or
- (8) The applicant has, on prior occasions, damaged city property and has not paid in full for such damage.
- (9) The applicant owes any fee to the city.

(B) A special event permit shall be revoked by the Director of Development Services, or their designee, upon the following conditions:

- (1) If the Police Chief, Fire Chief, Building Official, or other city official, or their designated representatives, find that any of the provisions of this Article, city ordinance, or state law is being violated;
- (2) If, in the judgment of the Police Chief or Fire Chief, a violation exists that requires immediate abatement, they shall have the authority to revoke a permit; or

(3) The applicant made, or permitted to be made, a false or misleading statement or omission of a material fact on an application for a special event permit.

(C) Prior to denial of a permit, the City of Decatur shall consider alternatives provided by the applicant to the time, place, or manner of the special event that will allow the event to occur without posing a threat to health, safety, or otherwise violate state or local law.

(D) The City may cancel or postpone a special event without prior notice for any significant change in weather conditions or storm event that may adversely affect the public health or safety of the community or for any condition that would place city facilities, grounds, or other natural resources at risk of damage or destruction if the event were permitted to take place. In addition, the City Manager or their designee and City public safety officials have the authority to place additional restrictions on the event if it is deemed that public health, safety, or welfare is being jeopardized.

**Sec. 7-269. - Appeals.**

Decisions of the Director of Development Services, Police Chief, Fire Chief, or any other city official regarding the issuance of a special event permit or the imposition of costs, additional restrictions, or conditions upon the granting of a special event permit may be appealed to the City Manager. Such appeal shall be in writing and be delivered to the City Manager within five (5) business days after the issuance of a decision. When making a determination regarding the appeal, the City Manager shall consider the application under the standards provided in this Article and sustain or overrule the director's decision. The decision of the City Manager shall be issued within five (5) business days and shall be final.

**Sec. 7-270. - Force majeure.**

(A) The City may, in its sole discretion, postpone, cancel, suspend, or close any special event or revoke a special event permit for any force majeure event.

(B) The city shall have no liability for such postponement, cancellation, suspension, or closing. Further, the City shall have no liability for failure to postpone, cancel, suspend, or close a special event for a force majeure event or any other reason.

**Sec. 7-271. - Quarterly reporting.**

The Director of Development Services shall, at least quarterly, provide the City Council a report specifying the occasion upon which he or she has exercised the authority delegated herein, whether granting or denying a permit application, and any other information, material, or transactions applicable to the exercise of that authority.

**DIVISION 3. - SPECIAL PROVISIONS**

**Sec. 7-272. - Applicant parking requirements.**

Applicants shall describe in the site plan that parking and public transportation for the special event have been provided. If parking is planned to be on private property, written evidence that the applicant has a right of possession of the property through ownership, lease, license, or other property interest must be provided.

**Sec. 7-273. - City authority over parking.**

The City shall have authority, when reasonably necessary as determined by the Chief of Police, or their designee, to prohibit or restrict the parking of vehicles along a street, highway, or part thereof adjacent to the site of the special event.

**Sec. 7-274. - Trailers.**

Trailers or other vehicles may be temporarily occupied as living quarters at the site of such special events. Such vehicles and trailers shall be parked not less than three hundred (300) feet from any residential district and shall otherwise comply with all city ordinances and regulations.

**Sec. 7-275. - Amusement rides.**

Rides and/or attractions associated with special events shall conform to the statutory rules and regulations set forth in Chapter 21, Article 21.53 of the Texas Insurance Code, designated the Amusement Ride Safety Inspection and Insurance Act, as amended. Copies of inspection reports will be required.

**Sec. 7-276. - Tents and temporary structures.**

Any special event that includes the use of a tent, canopy, or temporary structure shall meet the requirements in the adopted Fire Code. Fire lanes for emergency equipment must be provided, and the site prepared in a manner so as not to be a fire hazard as determined by the Fire Chief. A certificate of flame resistance shall be provided (i.e. CPAI-84 or NFPA 701) for all tents, canopies, or other membrane structures that are equal to or greater than one hundred (100) square feet in area.

**Sec. 7-277. - Food service.**

Where food service is provided in conjunction with a special event, said operation shall be in compliance with all provisions of the food and food establishment ordinances of the city, as well as all other applicable state and local laws.

**Sec. 7-278. - Sanitary facilities.**

A sufficient number of portable-type sanitary facilities must be provided on the premises as determined necessary using standards as established by the Portable Sanitation Association International ("PSAI").

**Sec. 7-279. - Water usage and disposal of wastewater.**

Applicant shall submit a plan for the disposal of wastewater, including capture and containment, which must be approved by the City for the special event. The plan must be in accordance with local, state, and federal laws.

**Sec. 7-280. - Trash disposal.**

Trash disposal containers must be provided on-site for all outdoor special events. There may be costs associated with the disposal of waste and recycling for larger special events in accordance with city ordinance. The appropriate waste and recycling containers to be selected are dependent upon the location and the number of event participants and visitors, and are to be handled on a case-by-case basis as determined by the Director of Public Works. If special events are held on city-owned property, waste containers, excluding dumpsters, are available onsite for use by the special event, and additional containers or dumpsters may be necessary to provide adequate waste and recycling collection service.

**Sec. 7-281. - Amplified sound.**

(A) When loudspeakers, or any other amplifying device, are to be used in conjunction with the special event, the location and orientation of these devices shall be indicated, along with the planned hours of use, on the site plan.

(B) Speakers that are positioned so as not to adversely affect an adjacent residential district may be used between the hours of 7:00 a.m. and 10:00 p.m. Sunday through Thursday and 7:00 a.m. and 11:30 p.m. Friday and Saturday when a special event permit has been obtained. Applicants shall comply with all city noise ordinances, and any variance requests require approval by the City Council.

**Sec. 7-282. - Signage.**

Signage used in accordance with the special event shall comply with the sign regulations of the City of Decatur under the provisions for special events and promotional signage found in Chapter 15 of the Code of Ordinances. Accordingly, signs advertising the event or directing potential customers to the event site are expressly prohibited from placement in the city rights-of-way.

**Sec. 7-283. - Alcohol.**

It is the responsibility of the applicant to ensure the necessary city and state permits and approvals are obtained if alcoholic beverages will be possessed and/or consumed during a special event.

For special events requiring a permit from the Texas Alcoholic Beverage Commission (TABC), a copy of the state permit shall be required prior to the issuance of a special event permit. Additionally, liquor liability (dramshop liability) or host liquor liability insurance coverage in the amount of one million dollars (\$1,000,000.00) shall be provided, naming the City of Decatur as an additional insured.

**Sec. 7-284. - Inspections.**

Inspections from any city department impacted by the special event may be required to show compliance with city ordinances.

**Sec. 7-285. - Electrical equipment.**

All electrical equipment and installations shall comply with the currently adopted version of the National Electric Code.

**Sec. 7-286. - Direction of traffic.**

Traffic control and direction upon city rights-of-way shall be allowed only by a Decatur Police Officer, Decatur Parking Enforcement Officer, or other sworn Texas law enforcement officer. Vehicular traffic control and direction by private citizens in the city rights-of-way is prohibited unless authorized by the Chief of Police.

**Sec. 7-287. - Police protection.**

(A) When the presence of law enforcement officers is necessary for special events, the applicant shall be responsible for the cost of providing police personnel. Police protection and security must be provided by a licensed peace officer commissioned by the Decatur Police Department unless written approval is granted by the Decatur Chief of Police or designee. The cost for police personnel provided by the Decatur Police Department shall be paid at the rate set by the Police Chief. There is a minimum four-hour cost per individual officer.

(B) The objective standards used to determine the number of law enforcement officers shall be as follows:

- (1) General traffic conditions in the area requested, both vehicular and pedestrian;
- (2) Route to be taken if the special event is a parade or other moving event;
- (3) Duration of the special event;
- (4) Whether all or any portion of a roadway will be closed;
- (5) The estimated number of people who will attend;
- (6) Uses adjacent to the special event, such as residential or commercial areas;
- (7) Time and date of the special event;
- (8) Alcoholic beverages available for consumption at the special event;
- (9) Wild or undomesticated animals at the special event; and
- (10) Need for safety zones (balloon/helicopter launch or landing area, etc.).

(C) All reasonable alternative routes, times, and locations will be considered so as to offer the applicant the option that will provide the lowest costs consistent with the general public health, safety, and welfare. The cost or a portion of the cost of providing police personnel to meet these guidelines may be requested by the

applicant and provided as in-kind services by the city upon approval from the Chief of Police

**Sec. 7-288. - Emergency medical services.**

(A) When the presence of emergency medical service ("EMS") is necessary for a special event, the applicant shall be responsible for the cost of providing EMS personnel. The cost for EMS personnel provided by shall be paid at the rate set by the Fire Chief. There is a minimum three-hour cost per individual.

(B) The objective standards used to determine the number of EMS personnel and ambulances shall be as follows:

- (1) The estimated number of people who will attend;
- (2) The peak hourly attendance;
- (3) Duration of the special event;
- (4) Whether all or any portion of a roadway will be closed;
- (5) Uses adjacent to the special event, such as residential or commercial areas;
- (6) Time and date of the special event;
- (7) Alcoholic beverages available for consumption at the special event; and
- (8) Need for safety zones (balloon/helicopter launch or landing area, etc.).

(C) All reasonable alternative routes, times, and locations will be considered so as to offer the applicant the option that will provide the lowest costs consistent with the general public health, safety, and welfare. The cost or a portion of the cost of providing EMS personnel to meet these guidelines may be requested by the applicant and provided as in-kind services by the city upon approval from the City Council.

**Sec. 7-289. - Clean up; Compliance; Costs.**

The Applicant shall agree to and provide a complete and satisfactory cleanup of all trash and debris on the site, including parade routes and animal waste. At the conclusion of the event, a city representative will inspect the area to ensure that compliance has been met. If it is necessary for the city to accomplish the cleanup, the applicant will be billed to cover the city's reasonable and necessary expenses to provide the cleanup. Payment for the city's expenses to provide cleanup will be due in full within 30 days from the date of the issuance of the billing statement by the city.

**Sec. 7-290. - Traffic control plan.**

When the normal function of a roadway is suspended or disrupted, a Traffic Control Plan shall be required. Traffic control plans submitted as part of the special event application must be approved by the Chief of Police, or his designee. Traffic control barricades, including Type I, Type II, Type III, as well as A-frame, vertical panel, and water-filled options, may be required as part of the Traffic Control Plan.

**Sec. 7-291. - In-kind services.**

The City may find that a special event is in the public interest and a benefit to the citizens, and therefore may grant in-kind services by waiving fees, including but not limited to staff, facility rental fees, and security. Event organizers may submit a request to the city for in-kind services to be approved by the City Council.

**Sec. 7-292. - Neighborhood block parties.**

(A) The City believes that neighborhood block parties are in the public interest and a benefit to the citizens. Persons organizing a neighborhood block party are required to obtain a special event permit from the City and must file an application at least fourteen (14) days before the intended event date. The Director of Development Services, or their designee, may determine that the application can be processed in a shorter time period, taking into consideration the nature and scope of the proposed event.

(B) Neighborhood block parties will be exempt from special event application fees described in this Article, but may be subject to other city fees (e.g., tent permit fees). A process for notifications to affected properties adjacent to the special event must be submitted. Neighborhood block parties are exempt from the insurance requirements set forth in Section 7-295.

**Sec. 7-293. - First Amendment activity.**

(A) Persons organizing a First Amendment activity that is preplanned, scheduled, and promoted for a future date are required to obtain a special event permit from the city and must file an application at least fourteen (14) days before the intended event date.

(B) First Amendment activities will be exempt from special event application fees and costs associated with policing the event. First Amendment activities are exempt from the insurance requirements set forth in Section 7-295.

**Sec. 7-294. - Parades.**

(A) *Interference.* It shall be unlawful for any person to unreasonably hamper, obstruct, impede, or interfere with any parade, parade assembly, or with any person, vehicle, or animal participating or used in a parade authorized under this Article.

(B) *Driving through parades.* It shall be unlawful for any driver of a motor vehicle, bus, or bicycle to drive between the vehicles or persons comprising a parade when such vehicles or persons are in motion and are conspicuously designated as a parade.

(C) *Parking on a parade route.* The Police Chief shall have authority, when reasonably necessary, to prohibit or restrict the parking of vehicles along a highway or part thereof. It shall be unlawful for any person to park or leave unattended any vehicle in violation thereof. No person shall be liable for parking on a street unposted in violation of this Article.

(D) *Throwing, tossing, or distribution of materials.* The throwing, tossing, or distribution of candy, beads, or other material from a parade float or other vehicle is specifically prohibited. Candy, beads, or other material may be distributed to spectators by walkers adjacent to parade floats or other vehicles, provided that such distribution does not interfere with the orderly movement of the parade and no spectators are required to move into the parade path to retrieve said material. Any violation of this provision will result in the parade float or vehicle removal from the parade.

(E) *Traffic Control Devices.* The Chief of Police shall have the authority to authorize the installation of temporary traffic control devices for the temporary closure or restriction of city streets and public property for parades or special events. It shall be unlawful for any person to disregard or disobey any such temporary traffic control devices.

## **DIVISION 5. - INSURANCE, INDEMNIFICATION, AND COSTS**

### **Sec. 7-295. - Insurance.**

(A) The applicant for a special event permit shall furnish the city with a certificate of insurance complying with minimum standards sufficient to protect event attendees, the general public, and city-owned property as outlined below, including property damage arising from the special event that impacts or occurs on city property.

(B) The city shall have the right to lower or increase the amount based upon the type of event, equipment, machinery, location, number of people involved, provision of alcohol, and other pertinent factors or risks associated with the special event.

(C) Commercial general liability insurance: Must be provided with combined single limits of liability for bodily injury and property damage of not less than one million dollars (\$1,000,000.00) for each occurrence. Depending on the scope and activities contemplated under the special event permit (i.e., estimated attendance, amusement rides, live animals, aerobatics, etc.), risk management may require higher limits of liability insurance.

(D) Liquor liability insurance: If any alcoholic beverage is sold, served, or otherwise made available to the public at the special event, liquor liability (dramshop) insurance or host liquor liability coverage must be provided by the alcoholic beverage license holder in an amount of not less than one million dollars (\$1,000,000.00) per occurrence. Depending on the scope and activities contemplated under the special event permit (i.e., estimated attendance, amusement rides, live animals, aerobatics, etc.), risk management may require higher limits of liquor liability insurance.

(E) Other insurance: If a special event includes vehicles, aircraft, or other equipment, devices, or activities that are excluded from coverage in the general liability insurance policy, or create a special or increased risk, then separate additional liability insurance coverage for the applicable exclusion(s) must be

provided with the same combined single limits of liability for bodily injury and property damage as outlined in the paragraphs above.

(F) Additional insured: The insurance required in subsections (c), (d), and (e) above shall name the city as an additional insured.

**Sec. 7-296. - Indemnification.**

The applicant, permittee, and/or event sponsor(s) shall defend, indemnify, protect, and hold harmless the city, its officers, directors, employees, agents, successors, contractors, subcontractors, assigns, sponsors, and volunteers from and against any and all liens, claims, demands, loss, liability, cost (including but not limited to attorneys' fees, accountants' fees, engineers' fees, consultants' fees and experts' fees), expense, damage, and causes of action for damages because of injury to persons (including death) and injury or damage to or loss of any property or improvements arising from or caused, in whole or in part, by the acts and/or omissions of the applicant, permittee, event sponsor(s), their officers, directors, agents, employees, contractors, subcontractors, volunteers, and participants in the special event.

**Sec. 7-297. - Fees/costs.**

(A) Fees, other than cost for policing the event, if any, as specified in this Article, shall be established by city council ordinance.

(B) In the event the city determines, upon a review of the application, that a special event may require the special attention and involvement of city personnel or facilities, the city shall so notify the applicant. In such an event, prior to the issuance of a special event permit, the city shall determine the anticipated additional cost to be incurred by the city because of the special event. Prior to the issuance of a special event permit, the applicant shall agree in writing to pay the anticipated additional costs to the city incurred as a result of the special event within thirty (30) days of the date upon which the city invoices the applicant for the anticipated costs.

(C) Failure to pay fees shall be cause for denial of future permits.

**Sec. 7-298. – Offenses and Penalties.**

(A) A person commits an offense if the person:

- (1) holds a special event without a special event permit;
- (2) holds a special event with a special event permit that has expired or has been revoked; or
- (3) violates any terms or provisions of this Article.

(B) This Article specifically dispenses with the requirement of a culpable mental state. A culpable mental state is not required for the commission of an offense under this Article.

(C) An offense under this Article is a Class C misdemeanor punishable by a fine of up to five hundred dollars (\$500.00) for each offense.”

**SECTION 3: CUMULATION AND REPEALER.** That this Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Decatur, and this Ordinance shall not operate to repeal or affect the Code of Ordinances of the City of Decatur or any ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such ordinances are hereby repealed.

**SECTION 4: SEVERABILITY.** Should any provision of this Ordinance be held invalid or unconstitutional, the remainder of such Ordinance shall not be deemed to affect the validity of any other provision of said Ordinance.

**SECTION 5: PENALTY.** No person shall violate a provision of this Ordinance. The fine amount to be assessed for each offense in violation of this Ordinance shall be between one dollar (\$1.00) and five hundred dollars (\$500.00). This Ordinance dispenses with the requirement of a culpable mental state.

**SECTION 6: PUBLICATION AND EFFECTIVE DATE.** The City Secretary is hereby ordered to publish this ordinance in accordance with state law. This Ordinance shall take effect immediately.

**PRESENTED ON FIRST READING** on the 22nd day of December, 2025.

**PRESENTED ON SECOND READING AND APPROVED** this the 12th day of January, 2026, by a vote of \_\_\_ ayes, \_\_\_ nays, and \_\_\_ abstentions, at a meeting of the City Council of the City of Decatur, Texas.

**APPROVED:**

\_\_\_\_\_  
Mike McQuiston, Mayor

**ATTEST:**

\_\_\_\_\_  
Asucena Delgado, TRMC, CMC, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Pam Liston, City Attorney



## SPECIFIC USE PERMIT STAFF REPORT

TO: Honorable Mayor and City Council Members  
FROM: Lisa Hannon, Planning Director  
PUBLIC HEARING DATE: January 12, 2025  
RE: SUP-25-0005 – 505 N Lane Street – Detached Accessory Structure (existing structure)

### *Applicant Request:*

**Case SUP-25-0005.** Approval of the second reading of an ordinance to allow a Detached Accessory Dwelling in a SF-2, Single-Family Residential Zoning District, on approximately 0.403 acres of land located at 505 N Lane Street, Decatur, Texas. **(Rogelio Delgado)**

### *Summary of Applicant's Request:*

Rogelio Delgado, property owner, has submitted a Specific Use Permit application to allow a detached accessory dwelling on the property located at 505 N Lane Street.

### *Findings:*

- Finding #1.** According to Article 5, Zoning Districts, Subsection 5.2.5, SUP, Specific Use Permit, the Planning and Zoning Commission may make a recommendation to the City Council to approve or deny the SUP request.
- Finding #2.** The property is zoned SF-2, Single-Family, and a detached accessory dwelling is permitted with an approved Specific Use Permit, per Appendix "B", Article 6, Section 6.1.2, Table 7, and Article 7, Section 7.6.4 Accessory Dwelling.
- Finding #3.** The existing land use is Traditional Neighborhood (TN), and the proposed SUP is consistent with the Comprehensive Plan land use designation.
- Finding #4.** No deviations to zoning code requirements have been requested.
- Finding #5.** Building will require the structure to meet the minimum standards for human habitation.

### *Conclusion(s):*

- Conclusion #1:** The application is complete, and all statutory requirements have been met.
- Conclusion #2:** No responses have been received from the property owner notifications.
- Conclusion #3:** The accessory structure will be required to meet the minimum property standards outlined in Ord. No. 2025-10-37 before it is inhabited.

### *Staff Recommendations - based on the aforementioned findings & conclusions:*

Based on the findings outlined above, the Development Services staff recommends approval of SUP-25-0005, with the following condition(s):

1. The building is required to meet the minimum standards for human habitation as defined by the Building Department.
2. Proper permits, if required, must be obtained prior to the commencement of any construction activity on the property.

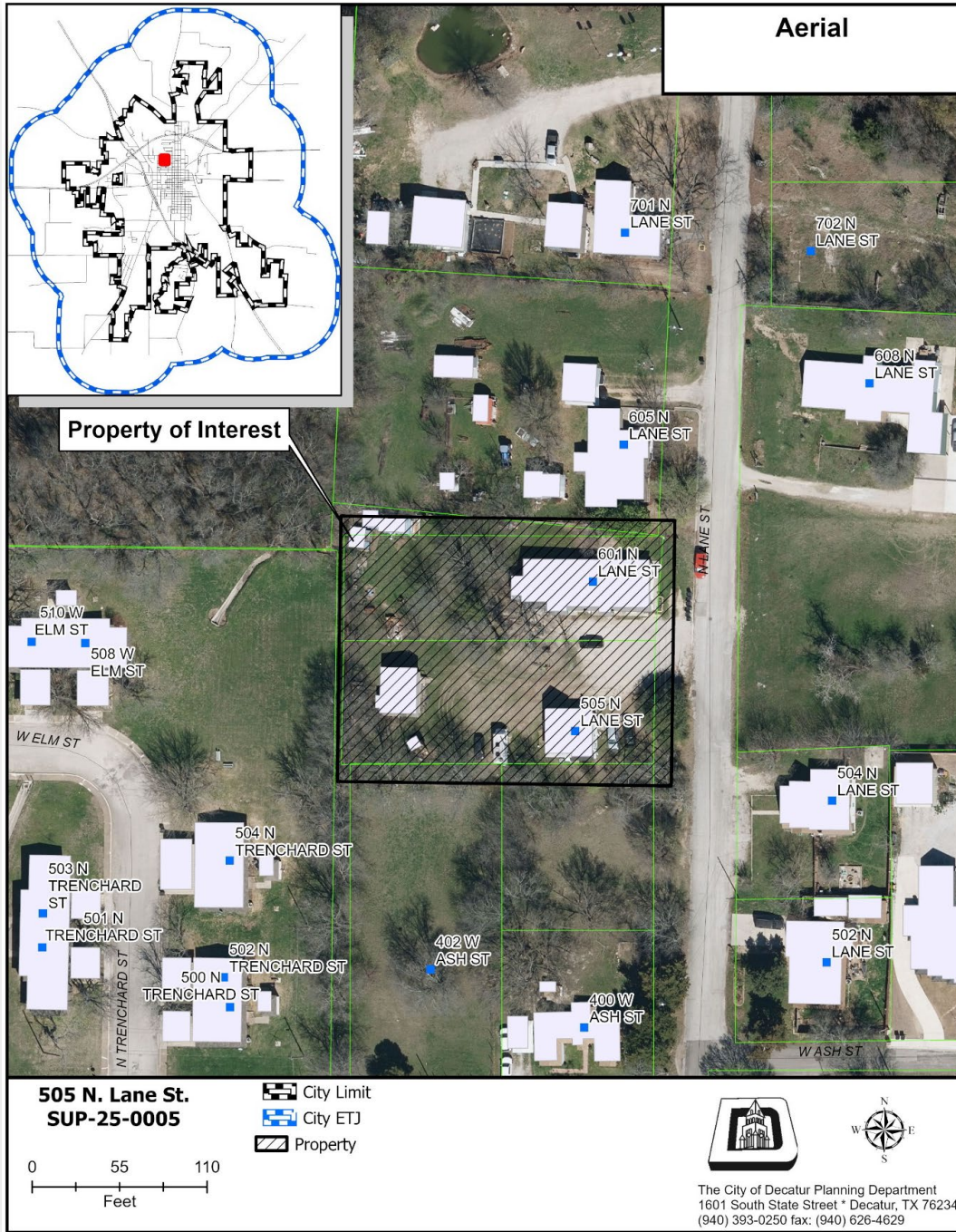
Planning and Zoning Commission recommended approval with staff's conditions, 5-0, Commissioner Berube absent.

Attachments:

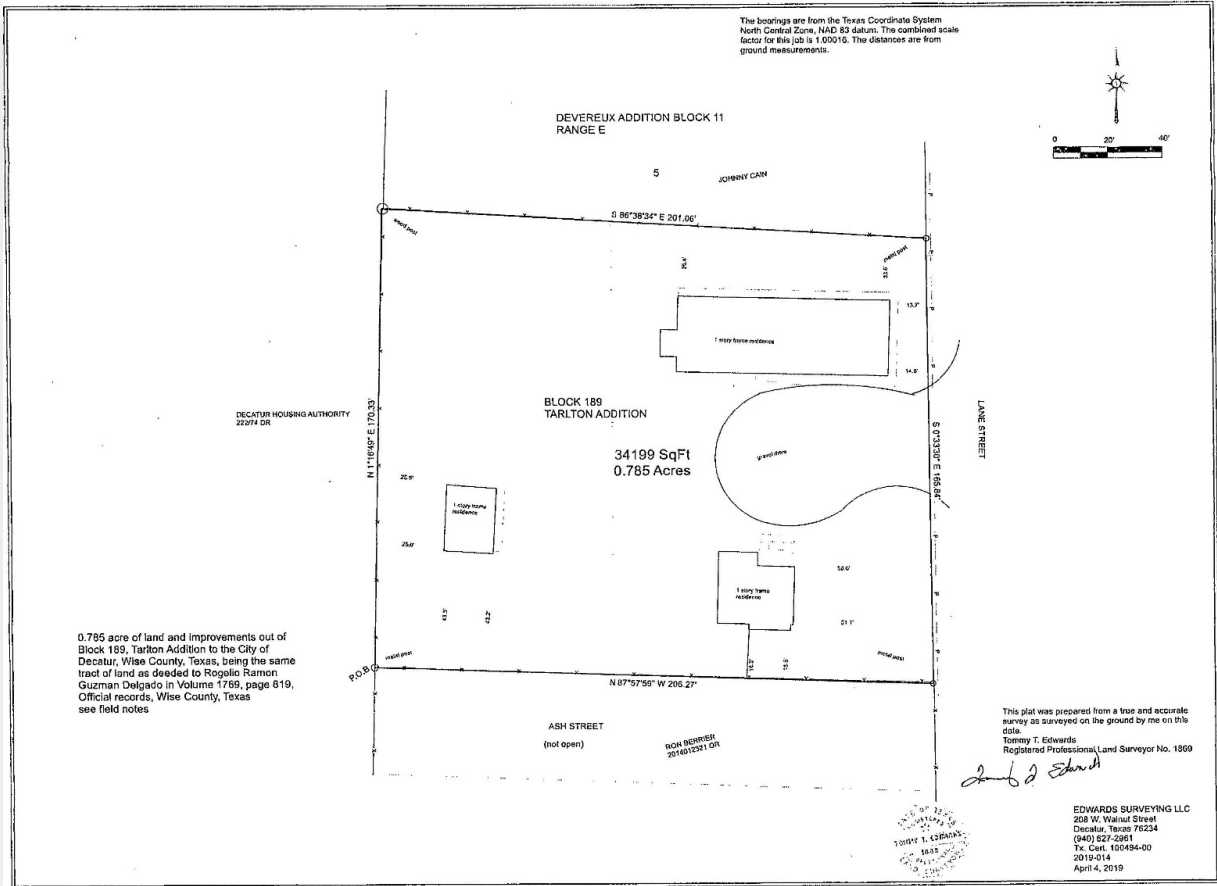
1. Aerial Map
2. Survey
3. Existing Zoning Map
4. Existing Land Use Map
5. Property Owner Notification Map
6. Property Owner Responses

# Exhibit "1"

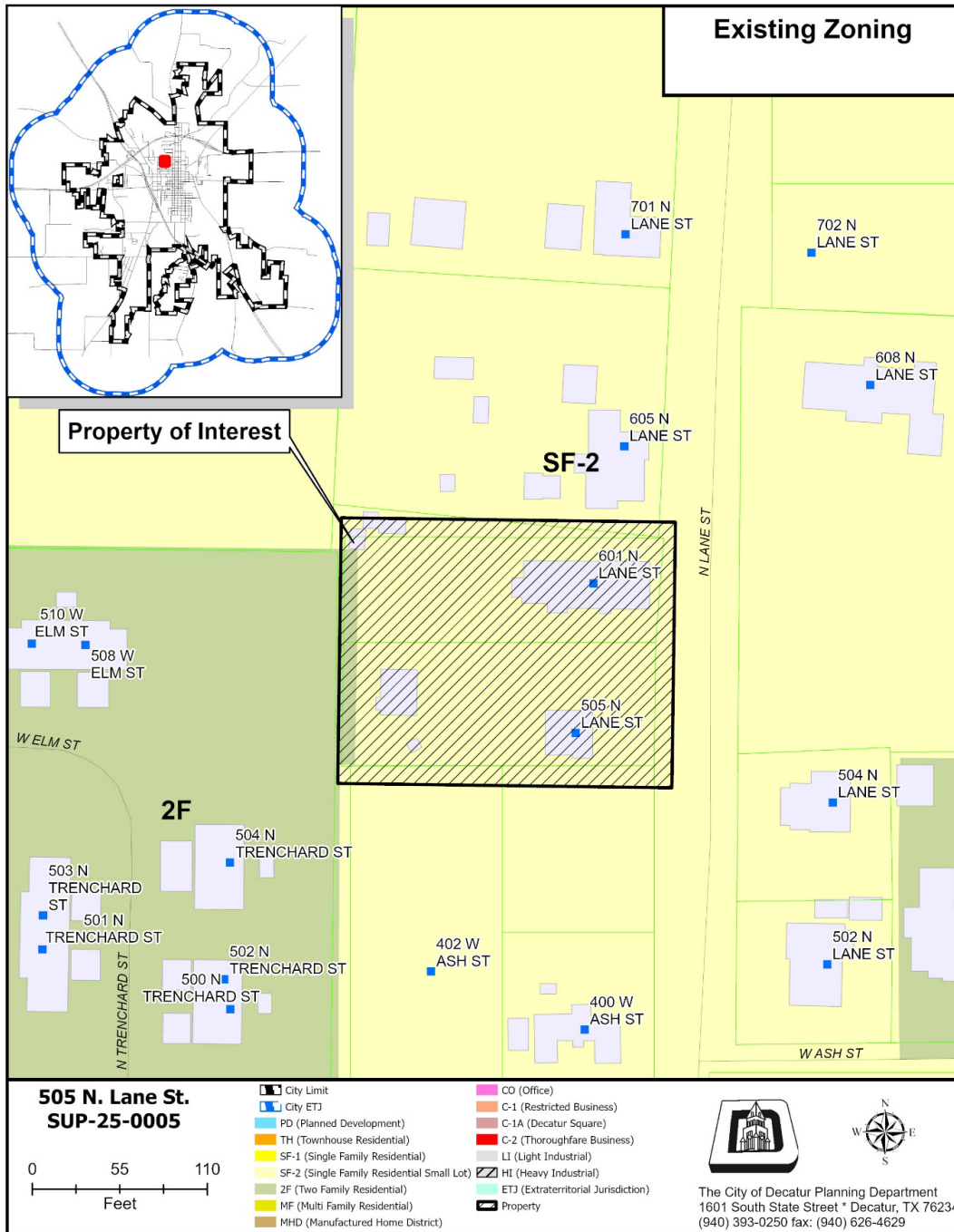
## Location/Aerial Map



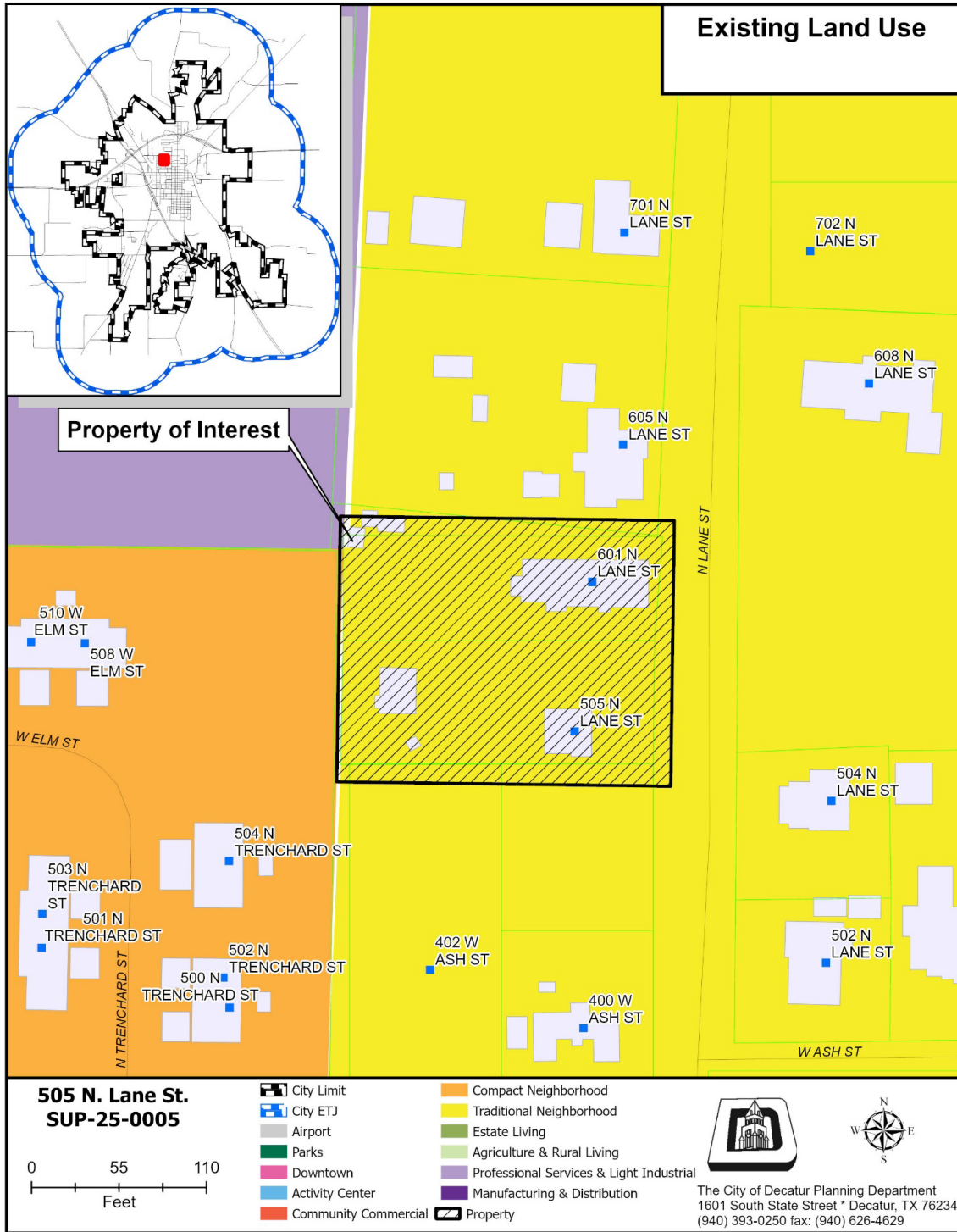
# Exhibit "2" Survey



# Exhibit "3" Existing Zoning Map

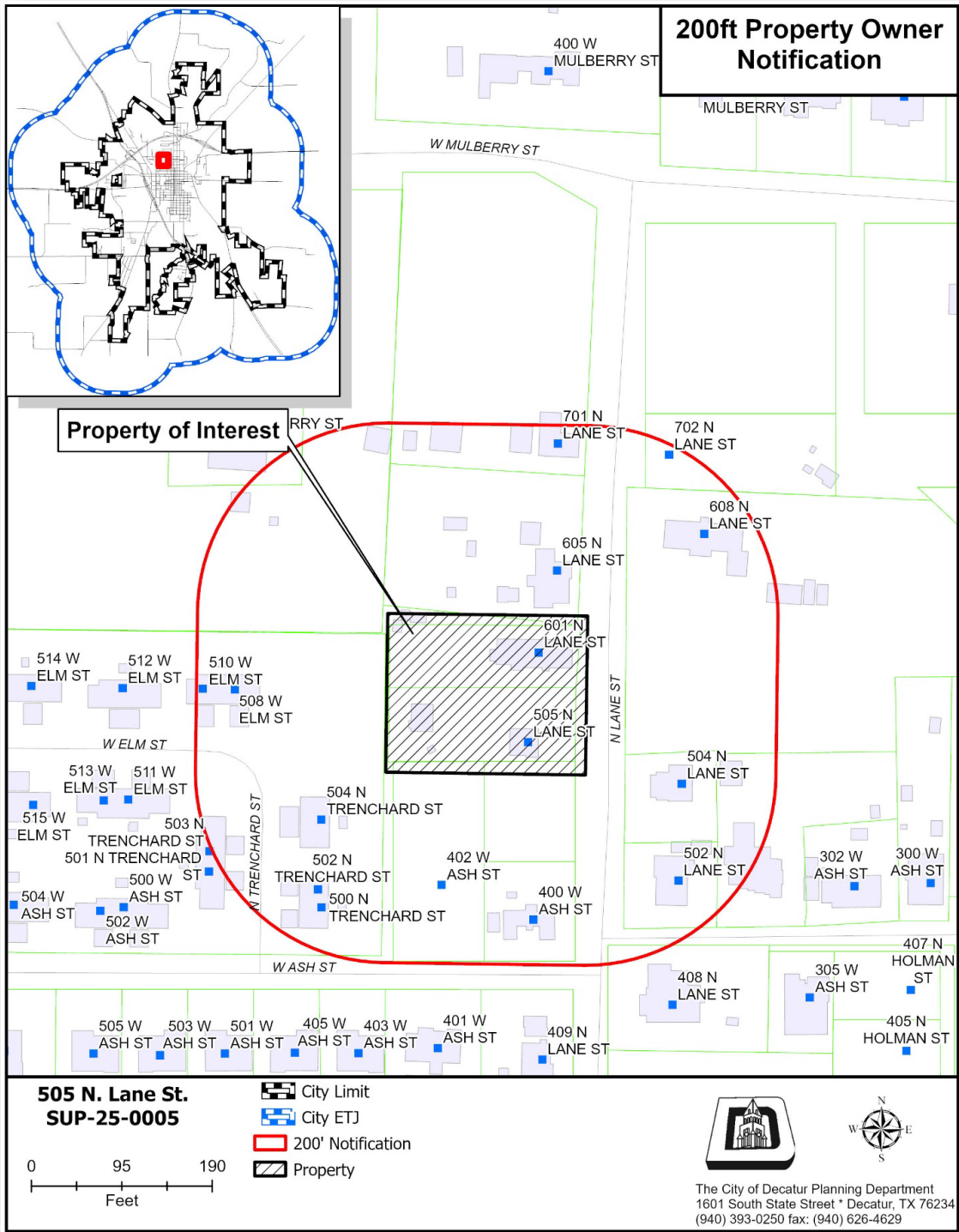


## Exhibit "4" Existing Land Use



# Exhibit "5"

## Property Owner Notification Map



**EXHIBIT "6"**  
**PROPERTY OWNER RESPONSES**

**NO RESPONSES RECEIVED AS OF  
JANUARY 6, 2026**

## ORDINANCE 2026-01-02

**AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, AMENDING APPENDIX B, "ZONING," OF THE CITY'S CODE OF ORDINANCES TO AMEND THE COMPREHENSIVE ZONING ORDINANCE TO APPROVE A SPECIFIC USE PERMIT FOR A DETACHED ACCESSORY DWELLING UNIT, ON PROPERTY ZONED SF-2, SINGLE-FAMILY RESIDENTIAL AND LOCATED AT 505 LANE STREET, WHICH IS APPROXIMATELY 0.403 ACRES OF LAND, LEGALLY DESCRIBED AS LOT 5, BLOCK 11, DEVEREUX ADDITION, PORTION OF LOT 4, BLOCK 10, DEVEREUX ADDITION, LOCATED IN THE CITY OF DECATUR, WISE COUNTY, TEXAS; IN ACCORDANCE WITH THE SITE PLAN, ATTACHED AS EXHIBIT B; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE AMENDMENT TO THE ZONING ORDINANCE; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING PENALTY NOT TO EXCEED \$2000.00 PER VIOLATION WITH EACH DAY A VIOLATION CONTINUES CONSTITUTING A SEPARATE OFFENSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. (SUP-25-0005)**

**WHEREAS**, the current zoning of the tract of land located at 505 N Lane Street and legally described in Exhibit A, attached hereto (the "Property") is SF-2, Single Family Residential; and

**WHEREAS**, in the SF-2 District, a Detached Accessory Dwelling is allowed with a Specific Use Permit (SUP) issued by the City Council; and

**WHEREAS**, application has been properly made to amend Appendix B, "Zoning," of the City's Code of Ordinances, the Comprehensive Zoning Ordinance of the City of Decatur, Texas, to approve an SUP on the Property for a Detached Accessory Dwelling, in accordance with the site plan in Exhibit B, attached hereto, and floor plan in Exhibit C, attached hereto; and

**WHEREAS**, said application has been properly heard by the Planning and Zoning Commission of the City of Decatur, Texas, as required by State statutes and the Zoning Ordinance of said City; and

**WHEREAS**, said Planning and Zoning Commission has recommended that the SUP as requested be APPROVED; and

**WHEREAS**, all legal requirements, conditions, and prerequisites having been complied with, the case having come before the City Council of said City, after all legal notices, requirements, conditions, and prerequisites having been complied with; and

**WHEREAS**, the City Council of the City of Decatur, Texas, at a called public hearing, did consider all appropriate factors in determining whether to grant such requested amendment; and

**WHEREAS**, the City Council of the City of Decatur, Texas does find that the requested amendment is in the public interest and that the zoning change does not unreasonably invade the rights of adjacent property owners.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:**

**SECTION 1. Incorporation of Premises/Findings.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing and public meetings, the City Council has concluded that the adoption of this Ordinance serves the best interests of the City of Decatur, Texas, serves the health, safety, welfare and aesthetic concerns of the public, and is consistent with the City's Long Range Master Plan.

**SECTION 2. Amendment to Zoning Ordinance.** Appendix B, "Zoning," of the City's Code of Ordinances, the Comprehensive Zoning Ordinance of the City of Decatur, Texas, is hereby amended to approve a Specific Use Permit for an **Detached Accessory Dwelling** on the property located at 505 N Lane Street, and depicted and legally described upon the attached **Exhibit A** (which Exhibit is made a part hereof for all purposes), in accordance with the site plan, attached as **Exhibit B**.

**SECTION 3. Amendment to Zoning Map.** The Planning Director is hereby directed to correct the Official Zoning Map of the City of Decatur, Texas, to reflect the herein change approved in this Ordinance.

**SECTION 4. Savings and Cumulative Repealer.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance, and for that purpose the Ordinance shall remain in full force and effect. In addition, the use of the Property described in **Exhibit A** hereto and the regulations contained within shall be subject to all the applicable regulations contained in said City of Decatur Zoning Ordinance and all other applicable and pertinent ordinances of the City of Decatur, Texas, not directly in conflict with this Ordinance.

**SECTION 5. Severability.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby

declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the governing body of the City of Decatur determines that a violation of this Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

**SECTION 7. Publication.** The City Secretary of the City of Decatur is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by the Texas Local Government Code and City Charter.

**SECTION 8. Effective Date.** This Ordinance shall take effect on its final passage and publication in accordance with the law, and it is so ordered.

**PRESENTED ON FIRST READING THIS 22<sup>nd</sup> DAY OF DECEMBER, 2025,**

**PRESENTED ON SECOND READING AND APPROVED THIS 12<sup>TH</sup> DAY OF JANUARY, 2026, BY A VOTE OF \_\_\_\_\_ AYES, \_\_\_\_\_ NAYS, \_\_\_\_\_ ABSTENTIONS, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS.**

**APPROVED:**

\_\_\_\_\_  
Mike McQuiston, MAYOR

**ATTEST:**

\_\_\_\_\_  
Asucena Garcia, TRMC, CITY SECRETARY

**APPROVED AS TO CONTENT AND FORM:**

\_\_\_\_\_  
Pam Liston, CITY ATTORNEY

**EXHIBIT "A"**  
**Legal Description**

**Lots 1 and 2, Block 1, Delgado Place, being a replat of Lot 5, Block 11, Devereux Addition, portion of Lot 4, Block 10, Devereux Addition, abandoned portion Elm Street, abandoned portion alley in the Devereux addition, located in the City of Decatur, Wise County, Texas.**

DRAFT







## SPECIFIC USE PERMIT STAFF REPORT

TO: Honorable Mayor and City Council Members  
FROM: Lisa Hannon, Planning Director  
PUBLIC HEARING DATE: January 12, 2026  
RE: SUP-25-0006 – 2806 S FM 51 – Convenience Store Gasoline Sales

### *Applicant Request:*

**SUP-25-0006** – Public hearing, discussion, and action regarding the second reading of an ordinance to amend Appendix “B,” “Zoning,” of the Code of Ordinances of the City of Decatur, to grant a Specific Use Permit (SUP) to allow a Convenience Store with Gasoline Sales, in a Restricted Business (C-1) Zoning District, on an approximate 0.55-acre tract of land being legally described as Lot 15R, Block 1, Lipsey Addition, City of Decatur, Wise County, Texas, also known as 2806 S FM 51. (**Decatur Gas Station and Convenience Store**)

### *Summary of Applicant’s Request:*

Krishna Raj Joshi, property owner, has applied for a Specific Use Permit to allow a convenience store with gasoline sales in a C-1, Restricted Business zoning district, located at 2806 S FM 51, Decatur, Texas.

### *Findings:*

- Finding #1.** According to Article 5, Zoning Districts, Subsection 5.2.5, SUP, Specific Use Permit, the City Council may approve or deny the SUP request after receiving a recommendation from the Planning and Zoning Commission.
- Finding #2.** The property is zoned Restricted Business (C-1) zoning district. Per the City of Decatur’s Zoning Ordinance, Section 6.1.2, Table 7, Convenience Stores with gasoline sales are permitted with a Specific Use Permit in the C-1 Zoning District.
- Finding #3.** The use is consistent with the City’s 2050 Comprehensive Plan.
  - a. The existing land use is Community Commercial (CC), with a primary land use of:
    - i. Retail/Commercial
- Finding #4.** The replat application was approved by the City Council at the November 24, 2025, meeting.
- Finding #5.** There was previously a convenience store with gasoline sales on the property from approximately 1995 to 2014, when the building was destroyed by a fire and subsequently demolished.
- Finding #6.** In 2023, the proposed development of a convenience store with gasoline sales was brought forward. A variance to reduce parking was requested; however, that request was tabled.
- Finding #7.** In 2025, the property owner brought forward redesigned plans of the building, reduced the number of gasoline pumps to three (3), and proposed parking that is compliant with the zoning ordinance regarding parking requirements.
  - a. Parking at the gas pumps counts toward the parking requirements for the site.

**Conclusion(s):**

- Conclusion #1:** The application is in order, and statutory requirements have been met.
- Conclusion #2:** The Convenience Store use with gasoline sales is permitted in the C-1 zoning district, with the SUP.
- Conclusion #3:** The replat application has been approved.
- Conclusion #4:** The use is consistent with the City's 2050 Comprehensive Plan.
- Conclusion #5:** Sufficient buffering will be required between the commercial and residential uses and will be required to be maintained in perpetuity.
- Conclusion #6:** Proper building permits will be required prior to the construction of the new building.

**Staff Recommendations - based on the aforementioned findings & conclusions:**

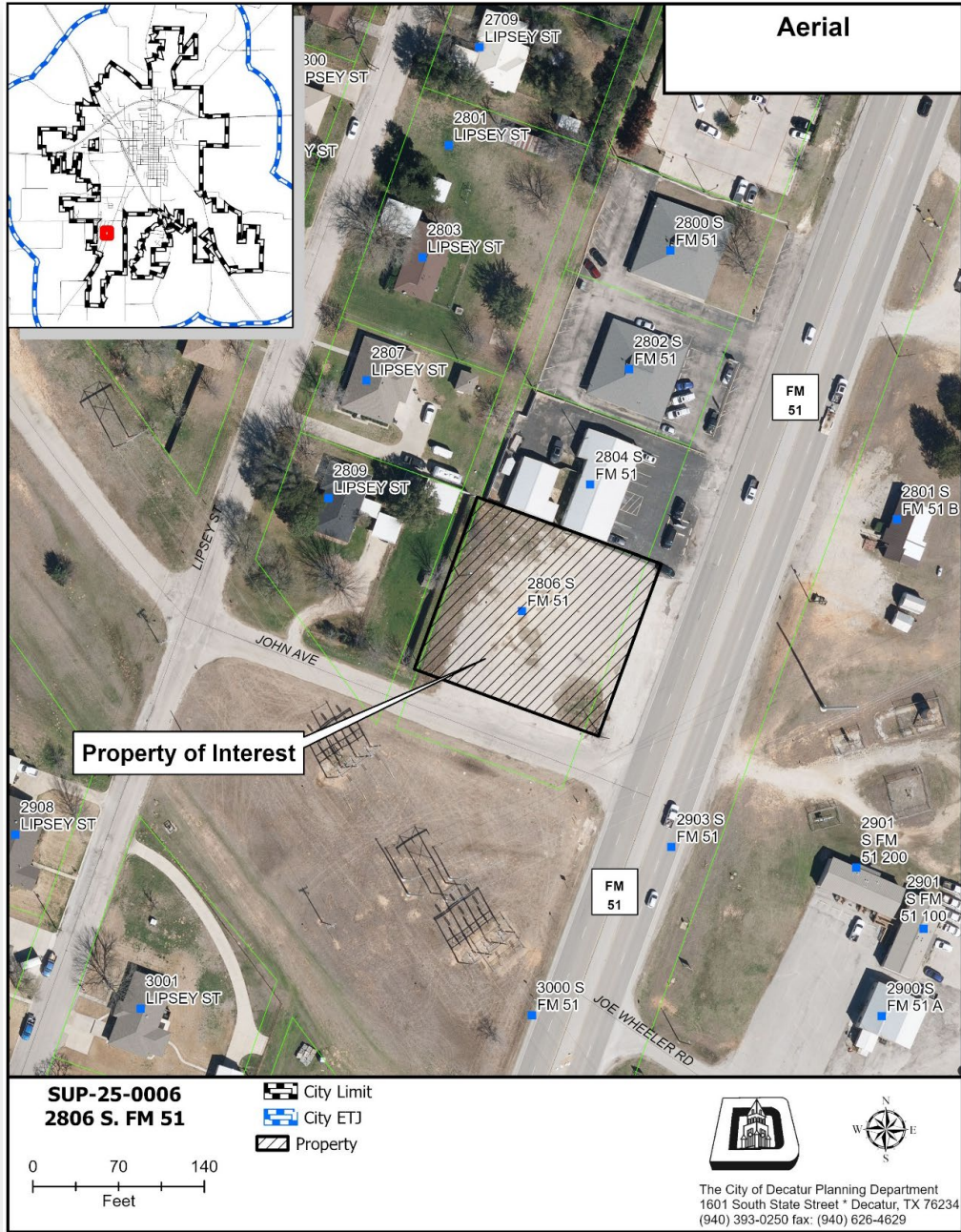
Based on the findings and conclusions outlined above, Development Services staff recommends approval of SUP-25-0006.

Planning and Zoning Commission recommended approval, 5-0, Commissioner Berube absent.

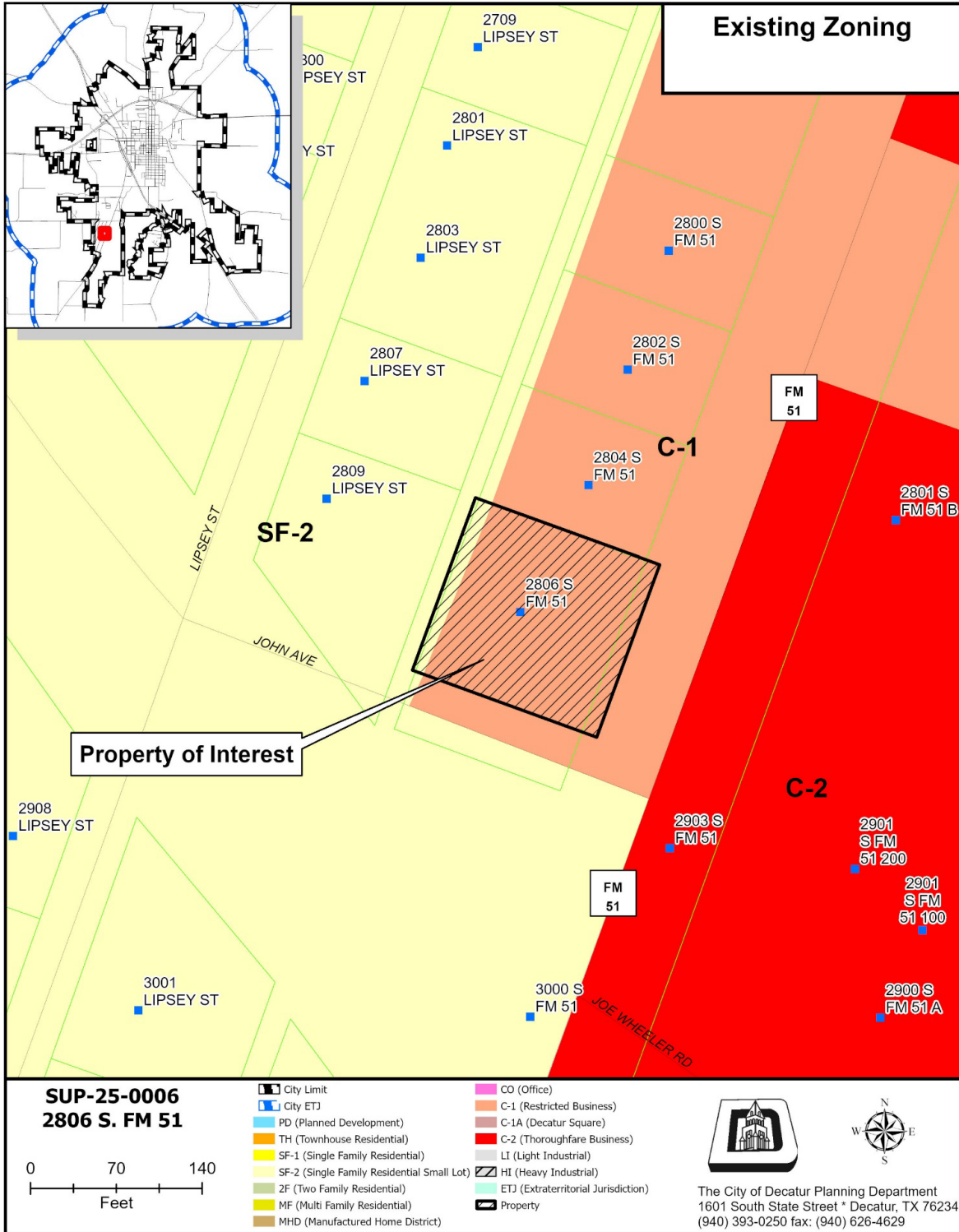
**Attachments:**

1. Aerial Map
2. Zoning Map
3. Site Plan
4. Floor Plan
5. Property Owner Notification Map

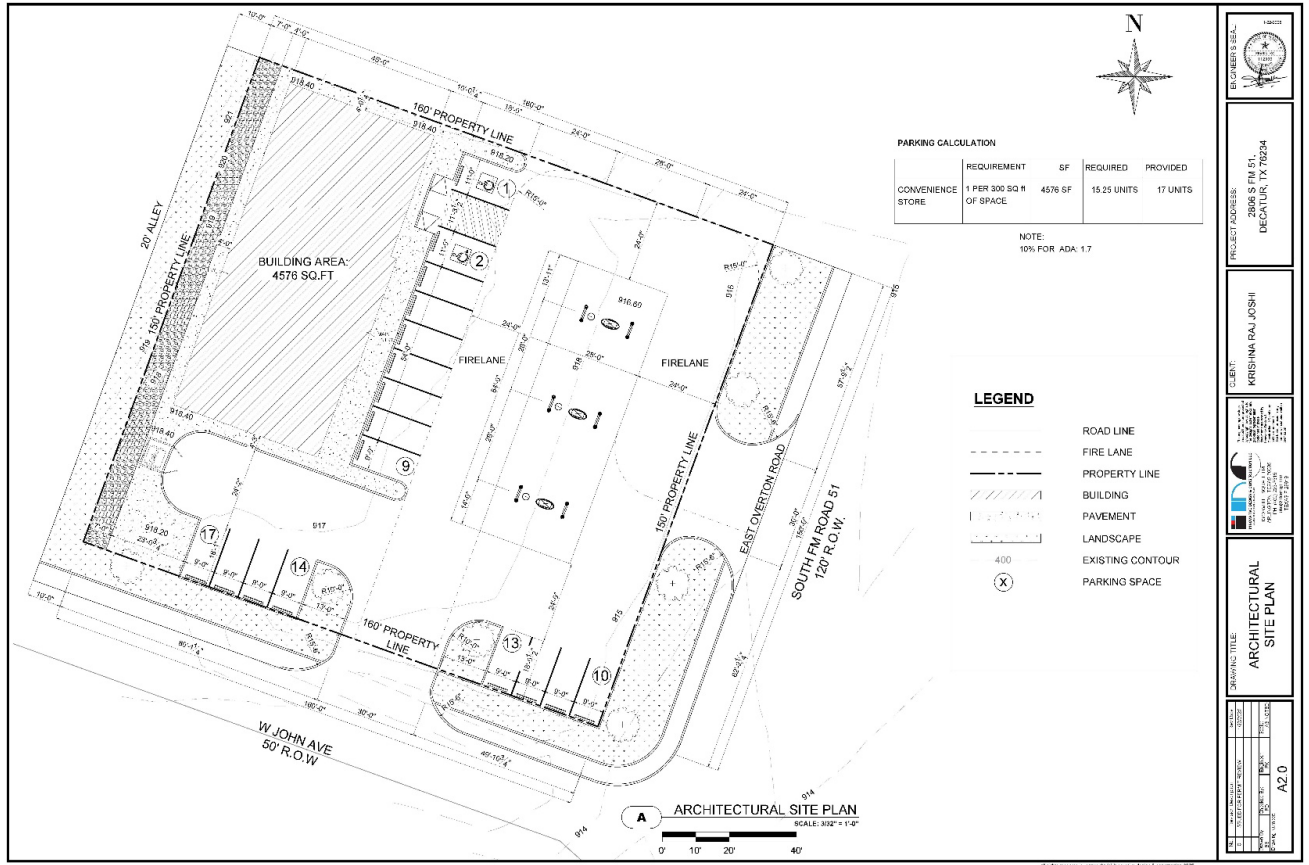
# EXHIBIT "1" LOCATION/AERIAL MAP



# EXHIBIT "2" ZONING MAP

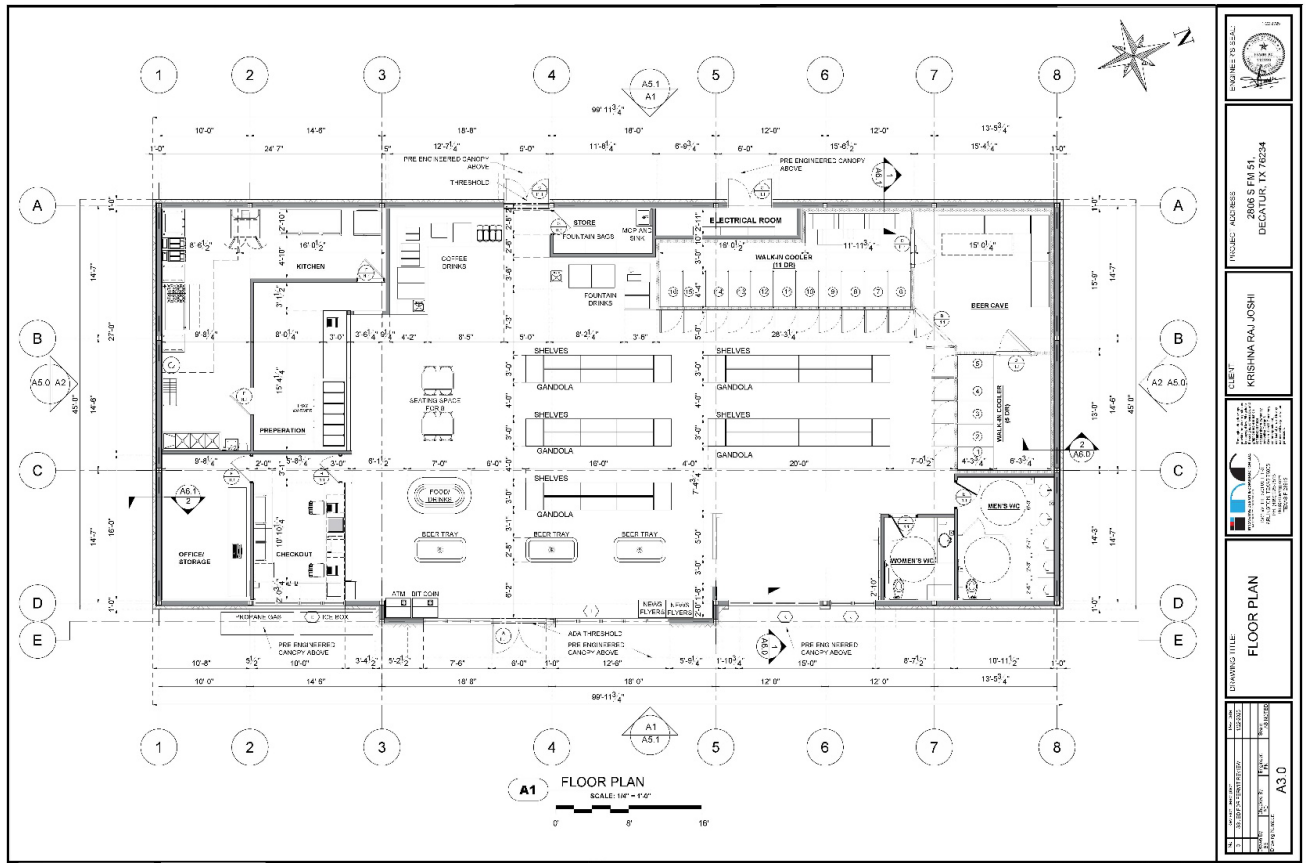


# EXHIBIT "3" SITE PLAN

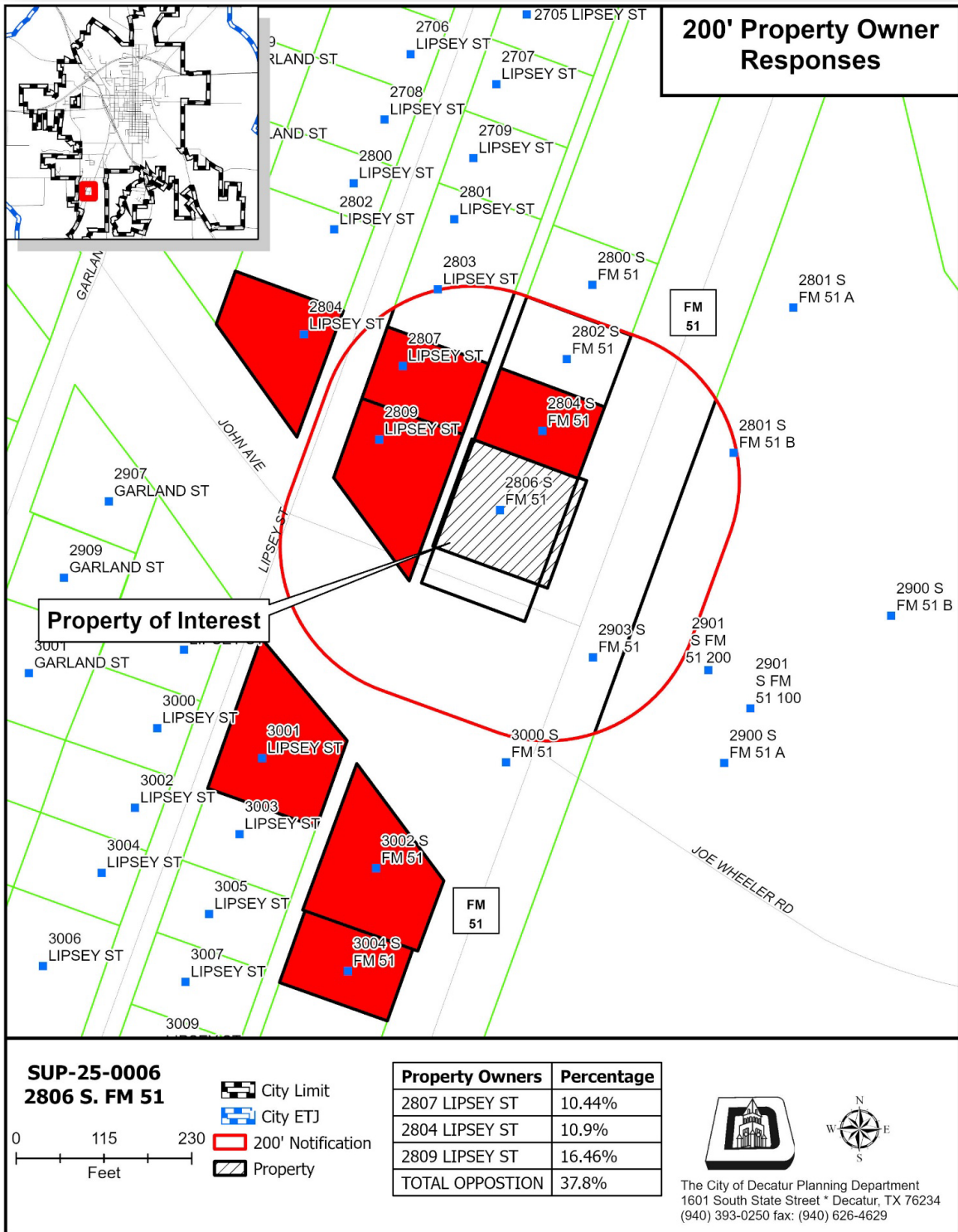


ENGINEER'S SEAL  
 PROJECT ADDRESS:  
 2848 S FM 51,  
 DECATUR, TX 76234  
 CLIENT:  
 KRISHNA RAJ JOSHI  
 ARCHITECTURAL  
 SITE PLAN  
 A2.0

# EXHIBIT "4" FLOOR PLAN



# EXHIBIT "5" PROPERTY OWNER NOTIFICATION MAP



## PROPERTY OWNER NOTIFICATION RESPONSES

### SEVEN (7) RESPONSES RECEIVED AS OF JANUARY 6, 2026

- THREE (3) WITHIN THE 200-FOOT RADIUS
  - REPRESENTS 37.8%
  - REQUIRES A SUPER MAJORITY VOTE BY THE CITY COUNCIL
- ALL RESPONSES OPPOSED
  - Detriment to the neighborhood
    - Safety
    - Noise
    - Traffic
    - Lights
    - Decrease in property values

**CITY OF DECATUR, TEXAS  
ORDINANCE NUMBER 2026-01-03**

**AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, AMENDING APPENDIX B, "ZONING", OF THE CITY'S CODE OF ORDINANCES TO AMEND THE COMPREHENSIVE ZONING ORDINANCE TO APPROVE A SPECIFIC USE PERMIT TO ALLOW A CONVENIENCE STORE WITH GASOLINE SALES, AT 2806 S FM 51, WHICH IS IN A RESTRICTED BUSINESS (C-1) ZONING DISTRICT, WHICH IS AN APPROXIMATELY 0.55 ACRE TRACT, LEGALLY DESCRIBED AS LOT 15R, BLOCK 1, LIPSEY ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, IN ACCORDANCE WITH THE SITE PLAN, ATTACHED AS EXHIBIT B, AND FLOOR PLAN, ATTACHED AS EXHIBIT C; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE AMENDMENT TO THE ZONING ORDINANCE; PROVIDING FOR AMENDMENT TO OFFICIAL ZONING MAP; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING PENALTY NOT TO EXCEED \$2000.00 PER VIOLATION WITH EACH DAY A VIOLATION CONTINUES CONSTITUTING A SEPARATE OFFENSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. (SUP-25-0006)**

**WHEREAS**, the current zoning of the tract of land located at 2806 S FM 51, depicted and legally described in Exhibit A, attached hereto (the "Property"), is C-1A, Decatur Square Business District; and

**WHEREAS**, in the C-1 District, to allow a convenience store with gasoline sales, which is allowed with a Specific Use Permit (SUP) issued by the City Council; and

**WHEREAS**, application has been properly made to amend Appendix B, "Zoning," of the City's Code of Ordinances, the Comprehensive Zoning Ordinance of the City of Decatur, Texas, to approve an SUP on the Property to allow a convenience store with gasoline sales, in accordance with the site plan in Exhibit B, attached hereto, and floor plan in Exhibit C, attached hereto; and

**WHEREAS**, said application has been properly heard by the Planning and Zoning Commission of the City of Decatur, Texas, as required by State statutes and the Zoning Ordinance of said City; and

**WHEREAS**, said Planning and Zoning Commission has made a recommendation that the SUP as requested be APPROVED, and all legal requirements, conditions, and prerequisites having been complied with, the case having come before the City Council of said City, after all legal notices, requirements, conditions, and prerequisites having been complied with; and

**WHEREAS**, the City Council of the City of Decatur, Texas, at a called public hearing, did consider all appropriate factors in determining whether to grant such requested amendment; and

**WHEREAS**, the City Council of the City of Decatur, Texas, does find that the requested amendment is in the public interest and that the zoning change does not unreasonably invade the rights of adjacent property owners.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:**

**SECTION 1. Incorporation of Premises/Findings.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing and public meetings, the City Council has concluded that the adoption of this Ordinance serves the best interests of the City of Decatur, Texas, serves the health, safety, welfare and aesthetic concerns of the public, and is consistent with the City's Long Range Master Plan.

**SECTION 2. Amendment to Zoning Ordinance.** Appendix B, "Zoning," of the City's Code of Ordinances, the Comprehensive Zoning Ordinance of the City of Decatur, Texas, is hereby amended to approve a Specific Use Permit to allow a convenience store with gasoline sales, on the property located at 2806 S FM 51, and depicted and legally described upon the attached **Exhibit A** (which Exhibit is made a part hereof for all purposes), in accordance with the site plan, attached as **Exhibit B**, and the floor plan, attached as **Exhibit C**.

**SECTION 3. Amendment to Zoning Map.** The Planning Director is hereby directed to correct the Official Zoning Map of the City of Decatur, Texas, to reflect the change herein approved in this Ordinance.

**SECTION 4. Savings and Cumulative Repealer.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance, and for that purpose the Ordinance shall remain in full force and effect. In addition, the use of the Property described in **Exhibit A** hereto and the regulations contained within shall be subject to all the applicable regulations contained in said City of Decatur Zoning Ordinance and all other applicable and pertinent ordinances of the City of Decatur, Texas, not directly in conflict with this Ordinance.

**SECTION 5. Severability.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the governing body of the City of Decatur determines that a violation of this Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

**SECTION 7. Publication.** The City Secretary of the City of Decatur is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by the Texas Local Government Code and City Charter.

**SECTION 8. Effective Date.** This Ordinance shall take effect on its final passage and publication in accordance with the law, and it is so ordered.

**PRESENTED ON FIRST READING THIS 22<sup>ND</sup> DAY OF DECEMBER, 2025,**

**PRESENTED ON SECOND READING AND APPROVED THIS 12<sup>TH</sup> DAY OF JANUARY, 2026,**

**BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, \_\_\_\_ ABSTENTIONS, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS.**

**APPROVED:**

\_\_\_\_\_  
Mike McQuiston, MAYOR

**ATTEST:**

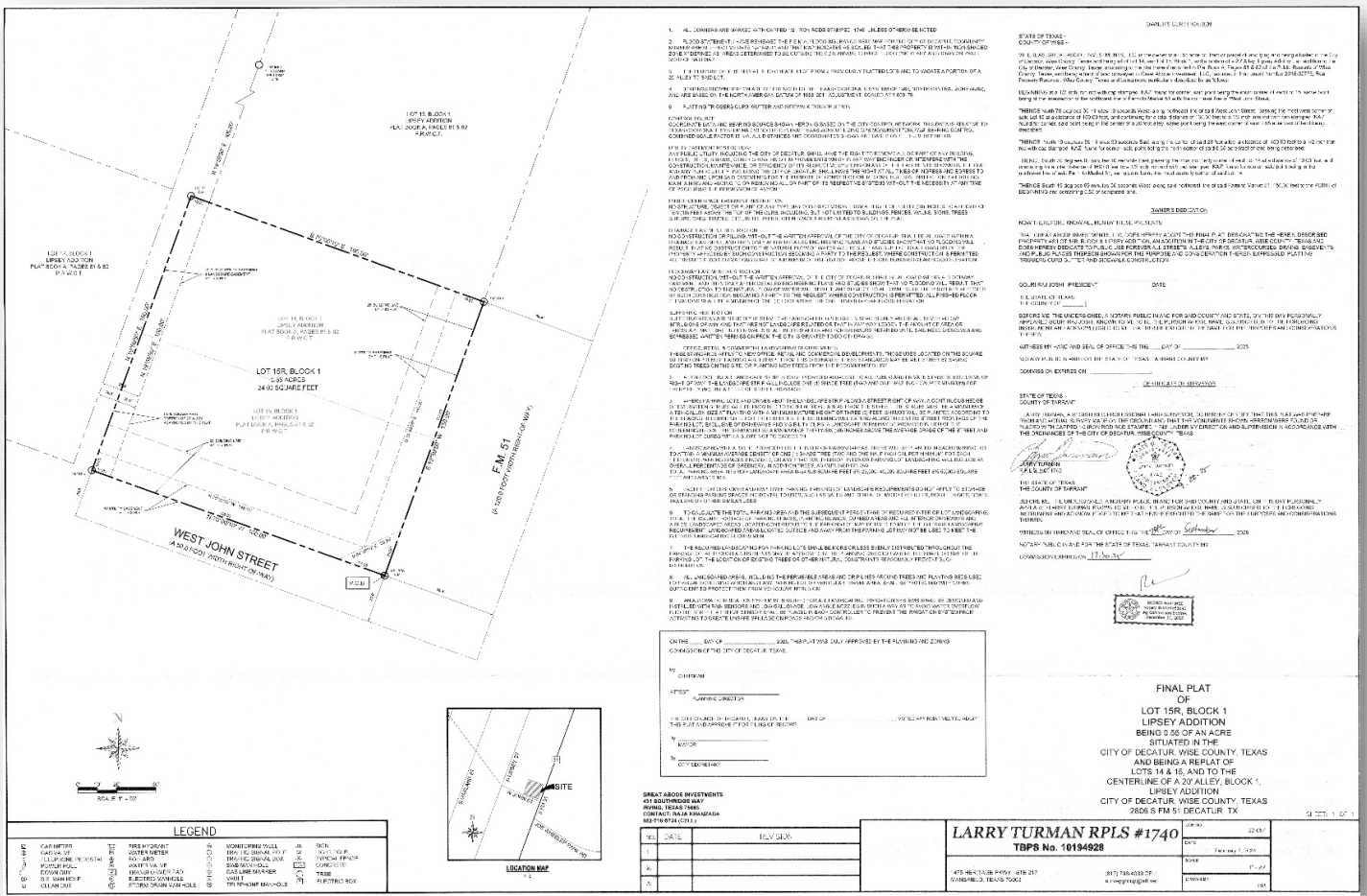
\_\_\_\_\_  
Asucena Garcia, TRMC, CITY SECRETARY

**APPROVED AS TO CONTENT AND FORM:**

\_\_\_\_\_  
Pam Liston, CITY ATTORNEY

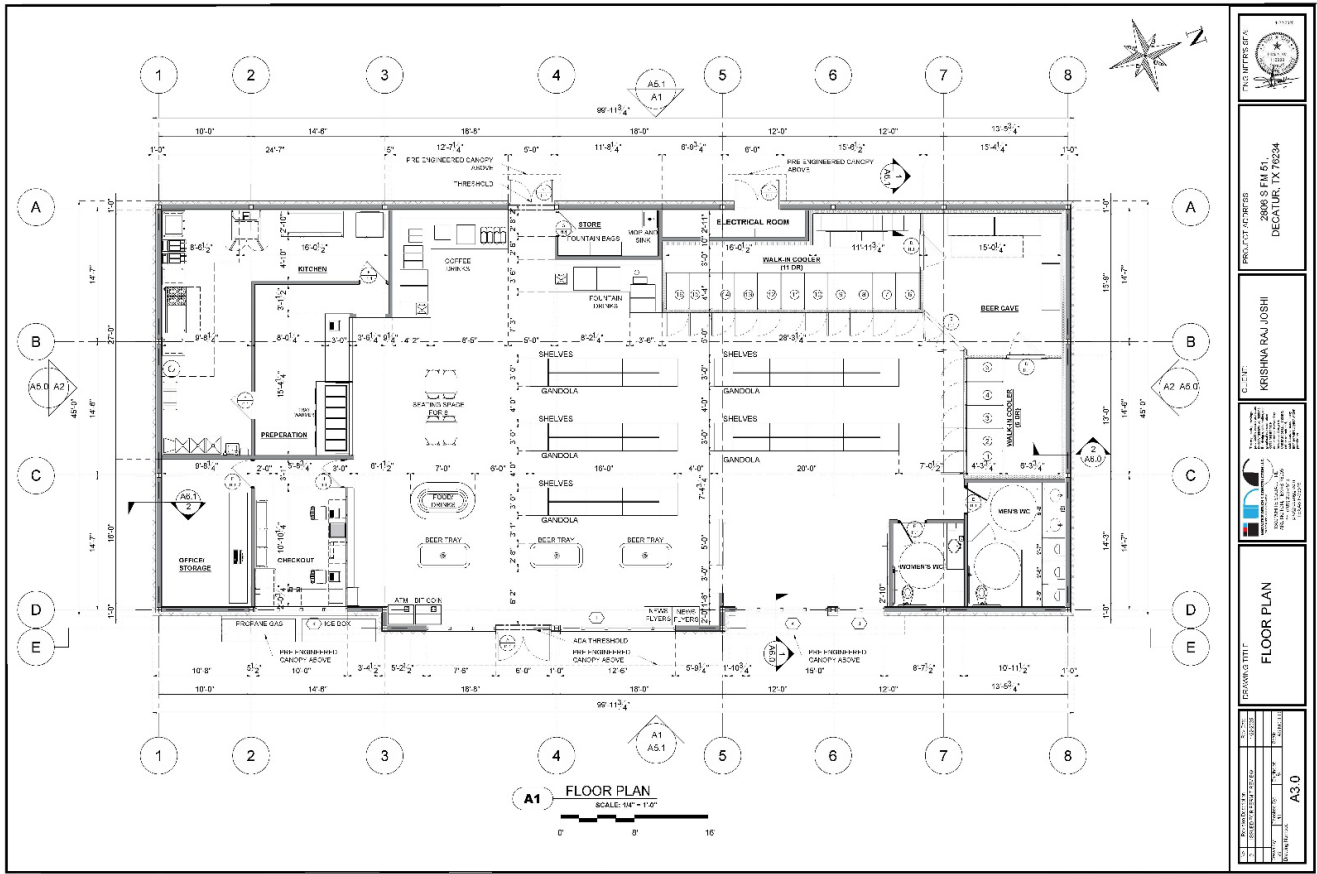
# EXHIBIT "A" Legal Description

Lot 15R, Block 1, Lipsey Addition, being 0.55 of an acre situated in the City of Decatur, Wise County, Texas, and being a replat of Lots 14 and 15, and to the Centerline of a 20' alley, Block 1, Lipsey Addition, City of Decatur, Wise County, Texas, 2806 S FM 51, Decatur, Texas.





# EXHIBIT "C" Floor Plan





## SPECIFIC USE PERMIT STAFF REPORT

TO: The Honorable Mayor and City Council Members  
FROM: Lisa Hannon, Planning Director  
PUBLIC HEARING DATE: January 12, 2026  
RE: SUP-25-0007 – 2806 S FM 51 – Convenience Store Beer/Wine Sales

### Applicant Request:

**SUP-25-0007** – Public hearing, discussion, and action regarding the second reading of an ordinance to amend Appendix “B,” “Zoning,” of the Code of Ordinances of the City of Decatur, to grant a Specific Use Permit (SUP) to allow the sale of beer and/or wine for off-premises consumption, in a Restricted Business (C-1) Zoning District, on an approximate 0.55-acre tract of land being legally described as Lot 15R, Block 1, Lipsey Addition, City of Decatur, Wise County, Texas, also known as 2806 S FM 51. (**Decatur Gas Station and Convenience Store**)

### Summary of Applicant’s Request:

Krishna Raj Joshi, property owner, has applied for a Specific Use Permit to allow a convenience store with beer and wine sales for **off-premises consumption**, in a C-1, Restricted Business zoning district, located at 2806 S FM 51, Decatur, Texas.

### Findings:

- Finding #1.** According to Article 5, Zoning Districts, Subsection 5.2.5, SUP, Specific Use Permit, the City Council may approve or deny the SUP request after receiving a recommendation from the Planning and Zoning Commission.
- Finding #2.** The property is zoned Restricted Business (C-1) zoning district. Per the City of Decatur’s Zoning Ordinance, Section 6.1.2, Table 7, Convenience Stores with beer and wine sales are permitted with a Specific Use Permit in the C-1 Zoning District.
- Finding #3.** SUP2023-03 was approved by the City Council on June 6, 2023.
  - a. SUP2023-03 expired when the plat and building permit submittal expired; therefore, a new SUP for beer/wine sales **for off-premises consumption** is required.
- Finding #4.** The use is consistent with the City’s 2050 Comprehensive Plan.
  - a. The existing land use is Community Commercial (CC), with a primary land use of:
    - i. Retail/Commercial
- Finding #5.** The replat application was approved by the City Council at the November 24, 2025, meeting.
- Finding #6.** There was previously a convenience store with gasoline sales on the property from approximately 1995 to 2014, when the building was destroyed by a fire and subsequently demolished.
- Finding #7.** In 2023, the proposed development of a convenience store with gasoline sales was brought forward. A variance to reduce parking was requested; however, that request was tabled.
- Finding #8.** In 2025, the property owner brought forward redesigned plans of the building, reduced the number of gasoline pumps to three (3), and proposed parking that is compliant with the zoning ordinance regarding parking requirements.
  - a. Parking at the gas pumps counts toward the parking requirements for the site.

**Conclusion(s):**

**Conclusion #1:** The application is in order, and statutory requirements have been met.

**Conclusion #2:** The Convenience Store with beer and wine sales for **off-premises consumption** is permitted with the SUP.

**Conclusion #3:** The use is consistent with the City's 2050 Comprehensive Plan.

**Conclusion #4:** Sufficient buffering will be required between the commercial and residential uses and will be required to be maintained in perpetuity.

**Conclusion #5:** Proper building permits will be required prior to the construction of the new building.

**Staff Recommendations - based on the aforementioned findings & conclusions:**

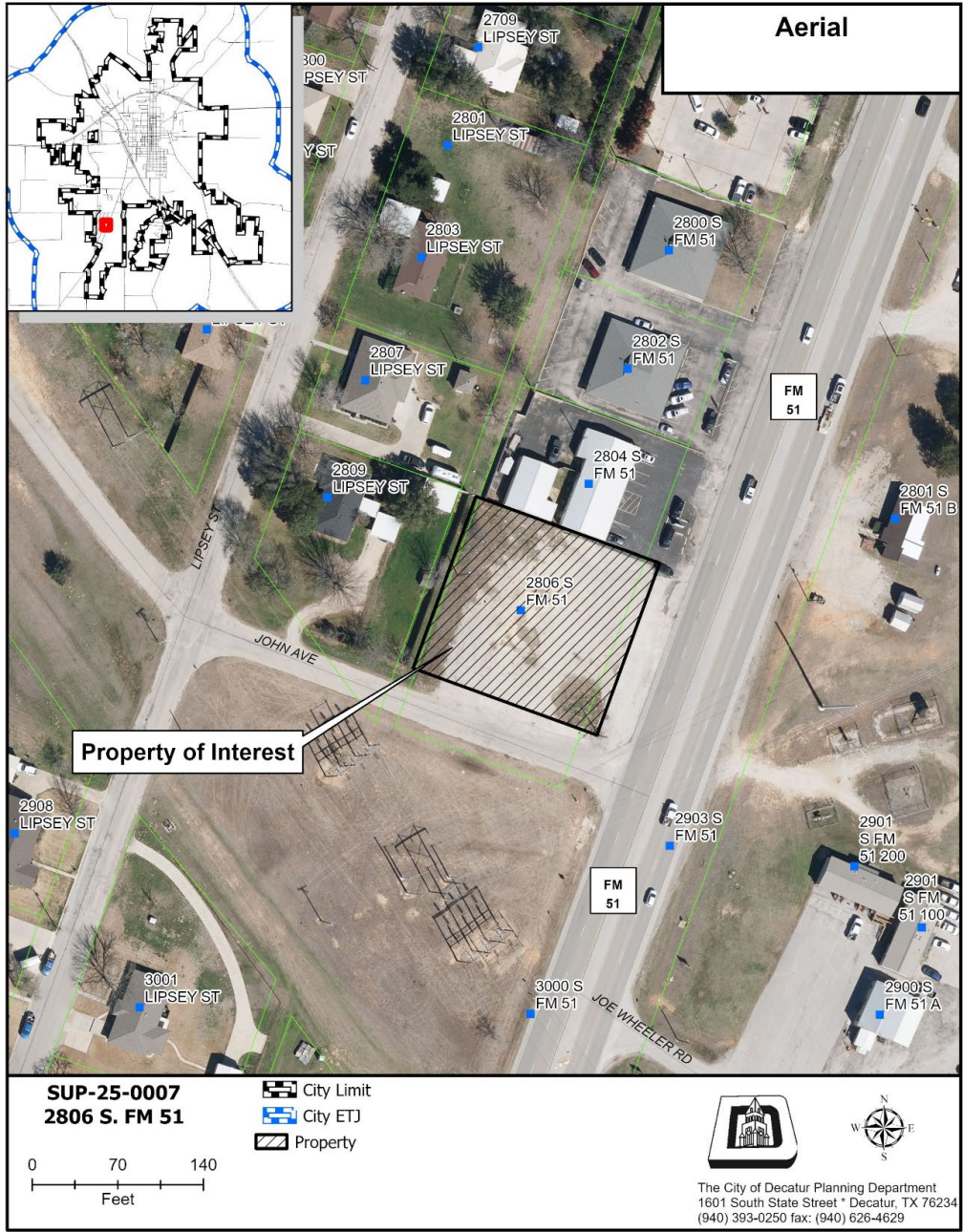
Based on the findings and conclusions outlined above, Development Services staff recommends approval of SUP-25-0007.

Planning and Zoning Commission recommended approval, 5-0, Commissioner Berube absent.

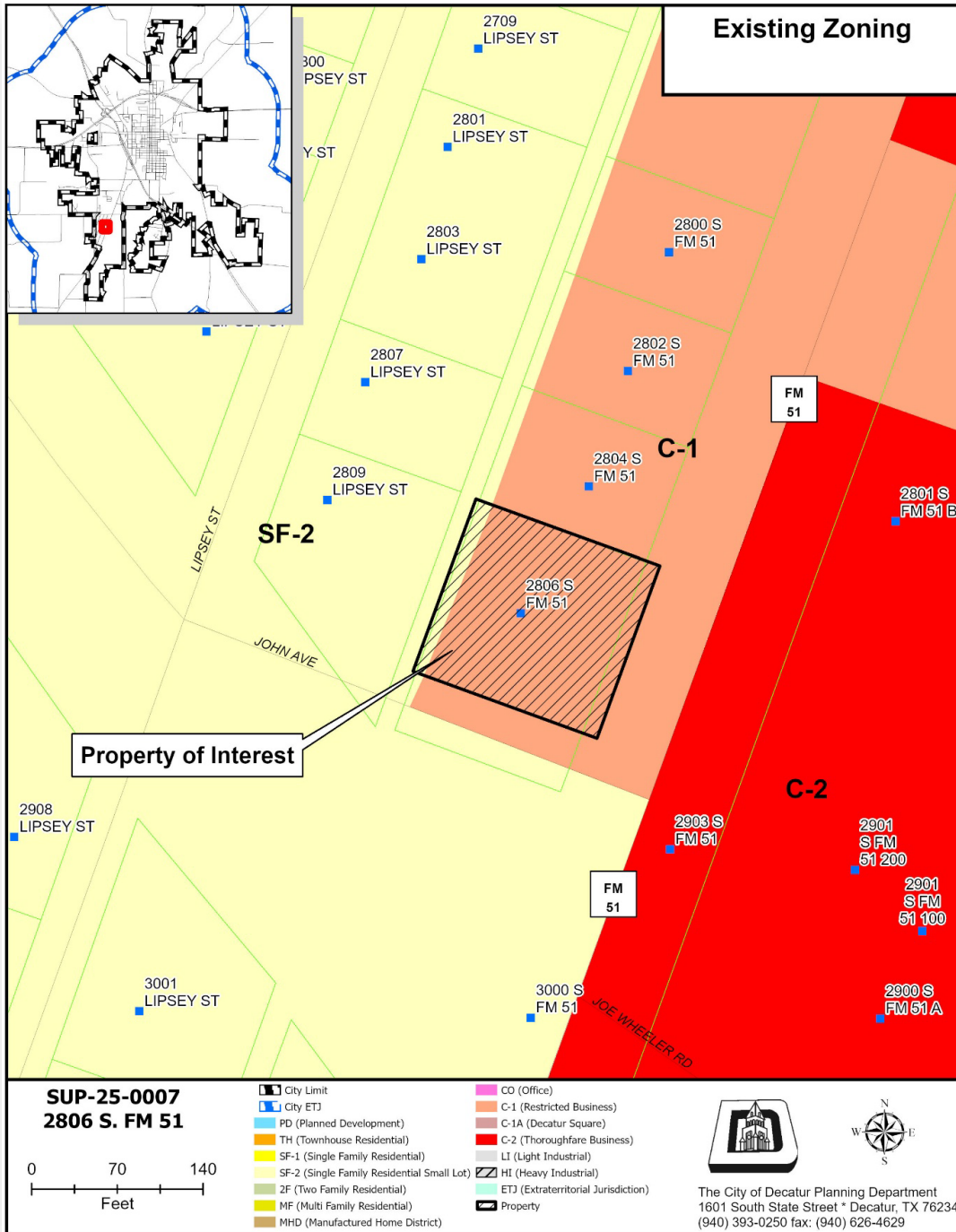
**Attachments:**

1. Aerial Map
2. Zoning
3. Site Plan
4. Floor Plan
5. Property Owner Notification Map

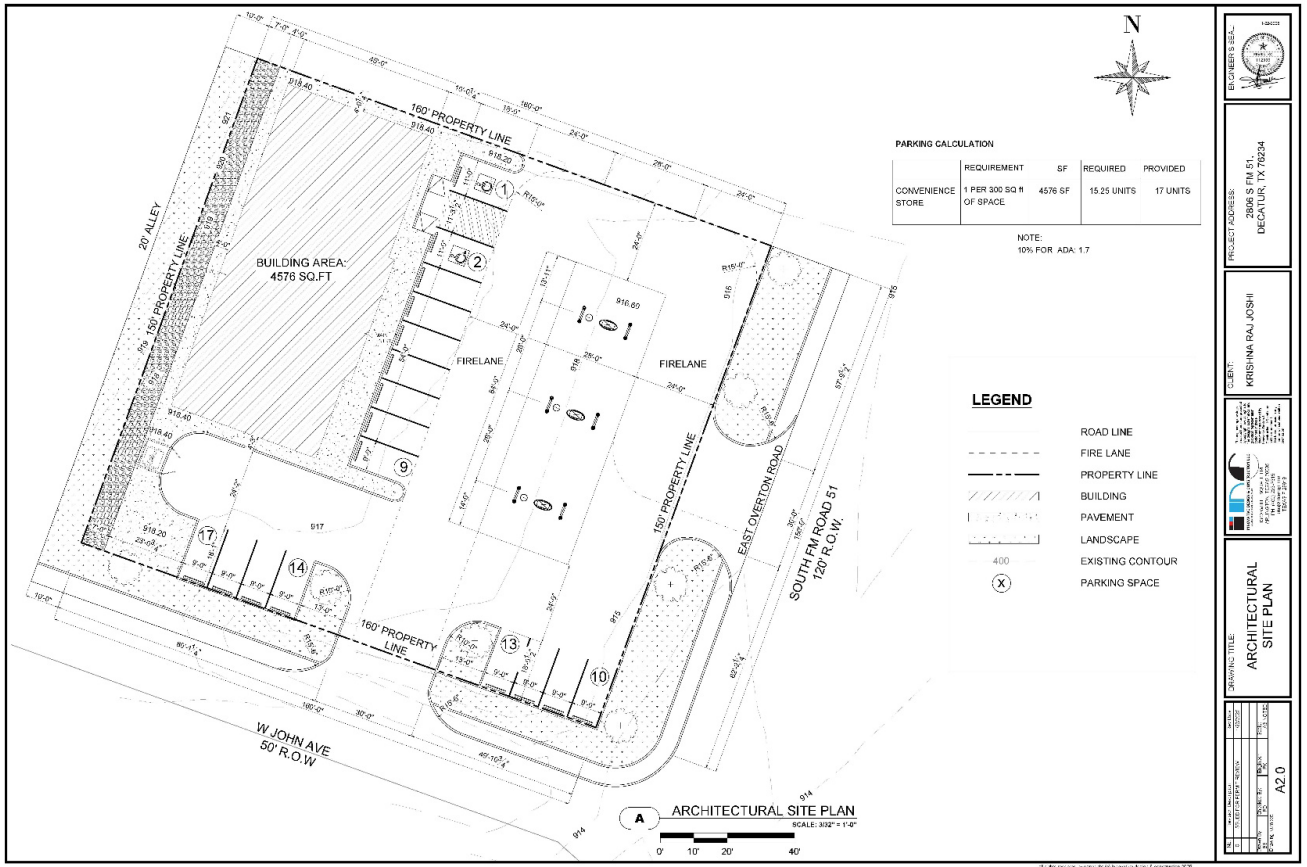
# EXHIBIT "1" LOCATION/AERIAL MAP



# EXHIBIT "2" ZONING MAP

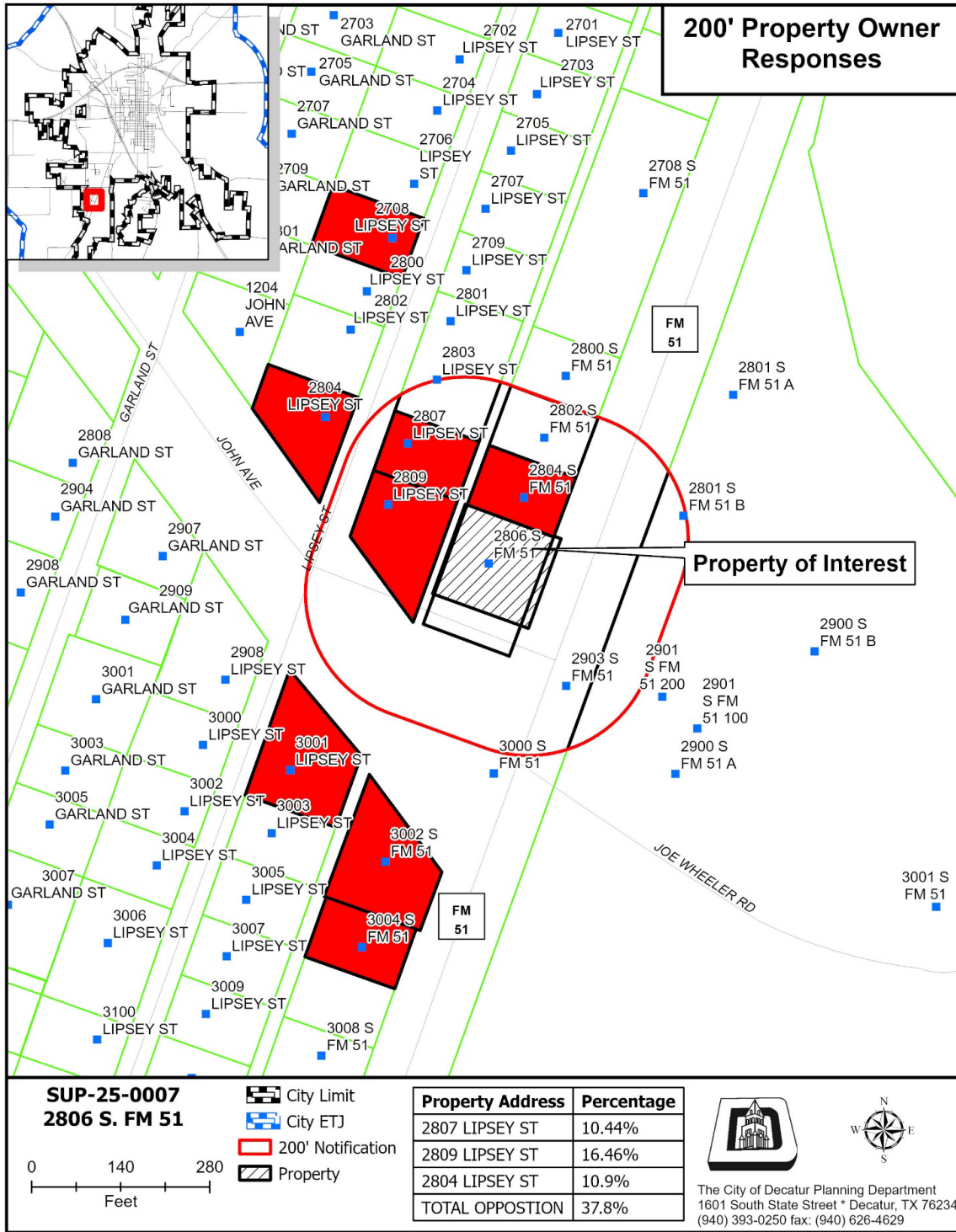


# EXHIBIT "3" SITE PLAN





## EXHIBIT "5" PROPERTY OWNER NOTIFICATION MAP



## PROPERTY OWNER NOTIFICATION RESPONSES

EIGHT (8) RESPONSES RECEIVED  
AS OF JANUARY 6, 2026

- THREE (3) WITHIN THE 200-FOOT RADIUS
  - REPRESENTS 37.8%
  - REQUIRES A SUPER MAJORITY VOTE BY THE CITY COUNCIL
- ALL RESPONSES OPPOSED
  - Detriment to the neighborhood
    - Safety
    - Noise
    - Traffic
    - Lights
    - Decrease in property values

**CITY OF DECATUR, TEXAS  
ORDINANCE NUMBER 2026-01-04**

**AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, AMENDING APPENDIX B, “ZONING”, OF THE CITY’S CODE OF ORDINANCES TO AMEND THE COMPREHENSIVE ZONING ORDINANCE TO APPROVE A SPECIFIC USE PERMIT FOR THE SALE OF BEER AND/OR WINE, FOR OFF-PREMISES CONSUMPTION, AT 2806 S FM 51, WHICH IS IN A RESTRICTED BUSINESS (C-1) ZONING DISTRICT, WHICH IS AN APPROXIMATELY 0.55 ACRE TRACT, LEGALLY DESCRIBED AS LOT 15R, BLOCK 1, LIPSEY ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, IN ACCORDANCE WITH THE SITE PLAN, ATTACHED AS EXHIBIT B, AND FLOOR PLAN, ATTACHED AS EXHIBIT C; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE AMENDMENT TO THE ZONING ORDINANCE; PROVIDING FOR AMENDMENT TO OFFICIAL ZONING MAP; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING PENALTY NOT TO EXCEED \$2000.00 PER VIOLATION WITH EACH DAY A VIOLATION CONTINUES CONSTITUTING A SEPARATE OFFENSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. (SUP-25-0007)**

**WHEREAS**, the current zoning of the tract of land located at 2806 S FM 51, depicted and legally described in Exhibit A, attached hereto (the “Property”), is C-1A, Decatur Square Business District; and

**WHEREAS**, in the C-1 District, the sale of beer and/or wine for off-premises consumption is allowed with a Specific Use Permit (SUP) issued by the City Council; and

**WHEREAS**, application has been properly made to amend Appendix B, “Zoning,” of the City’s Code of Ordinances, the Comprehensive Zoning Ordinance of the City of Decatur, Texas, to approve an SUP on the Property for the sale of beer and/or wine for off-premises consumption, in accordance with the site plan in Exhibit B, attached hereto, and floor plan in Exhibit C, attached hereto; and

**WHEREAS**, said application has been properly heard by the Planning and Zoning Commission of the City of Decatur, Texas, as required by State statutes and the Zoning Ordinance of said City; and

**WHEREAS**, said Planning and Zoning Commission has made a recommendation that the SUP as requested be APPROVED, and all legal requirements, conditions, and prerequisites having been complied with, the case having come before the City Council of said City, after all legal notices, requirements, conditions, and prerequisites having been complied with; and

**WHEREAS**, the City Council of the City of Decatur, Texas, at a called public hearing, did consider all appropriate factors in determining whether to grant such requested amendment; and

**WHEREAS**, the City Council of the City of Decatur, Texas, does find that the requested amendment is in the public interest and that the zoning change does not unreasonably invade the rights of adjacent property owners.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:**

**SECTION 1. Incorporation of Premises/Findings.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes. After due

deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing and public meetings, the City Council has concluded that the adoption of this Ordinance serves the best interests of the City of Decatur, Texas, serves the health, safety, welfare and aesthetic concerns of the public, and is consistent with the City's Long Range Master Plan.

**SECTION 2. Amendment to Zoning Ordinance.** Appendix B, "Zoning," of the City's Code of Ordinances, the Comprehensive Zoning Ordinance of the City of Decatur, Texas, is hereby amended to approve a Specific Use Permit for the sale of alcoholic or mixed beverages for off-premises consumption only on the property located at 2806 S FM 51, and depicted and legally described upon the attached **Exhibit A** (which Exhibit is made a part hereof for all purposes), in accordance with the site plan, attached as **Exhibit B**, and the floor plan, attached as **Exhibit C**.

**SECTION 3. Amendment to Zoning Map.** The Planning Director is hereby directed to correct the Official Zoning Map of the City of Decatur, Texas, to reflect the change herein approved in this Ordinance.

**SECTION 4. Savings and Cumulative Repealer.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance, and for that purpose the Ordinance shall remain in full force and effect. In addition, the use of the Property described in **Exhibit A** hereto and the regulations contained within shall be subject to all the applicable regulations contained in said City of Decatur Zoning Ordinance and all other applicable and pertinent ordinances of the City of Decatur, Texas, not directly in conflict with this Ordinance.

**SECTION 5. Severability.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the governing body of the City of Decatur determines that a violation of this Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

**SECTION 7. Publication.** The City Secretary of the City of Decatur is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by the Texas Local Government Code and City Charter.

**SECTION 8. Effective Date.** This Ordinance shall take effect on its final passage and publication in accordance with the law, and it is so ordered.

**PRESENTED ON FIRST READING THIS 22<sup>ND</sup> DAY OF DECEMBER, 2025,  
PRESENTED ON SECOND READING AND APPROVED THIS 12<sup>TH</sup> DAY OF JANUARY, 2026,  
BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, \_\_\_\_ ABSTENTIONS, AT A REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS.**

**APPROVED:**

\_\_\_\_\_  
Mike McQuiston, MAYOR

**ATTEST:**

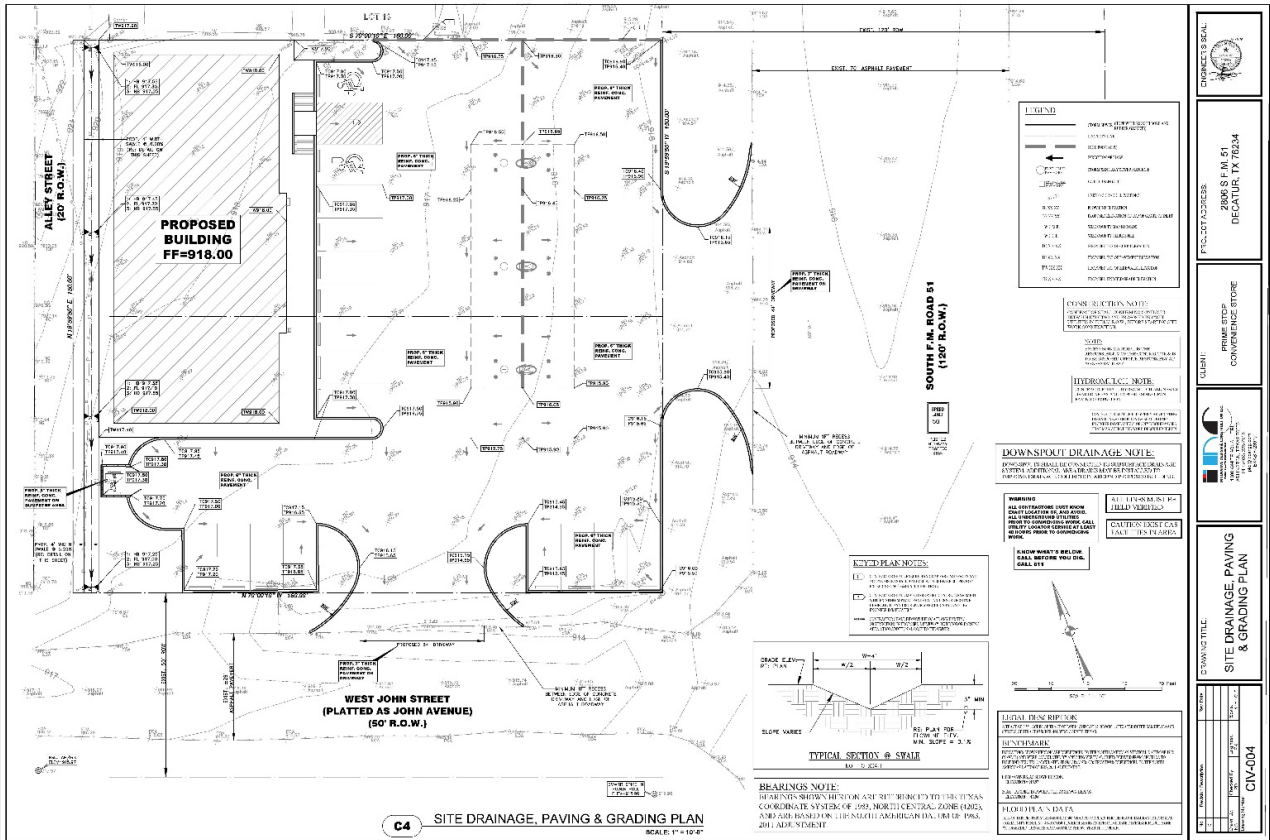
\_\_\_\_\_  
Asucena Garcia, TRMC, CITY SECRETARY

**APPROVED AS TO CONTENT AND FORM:**

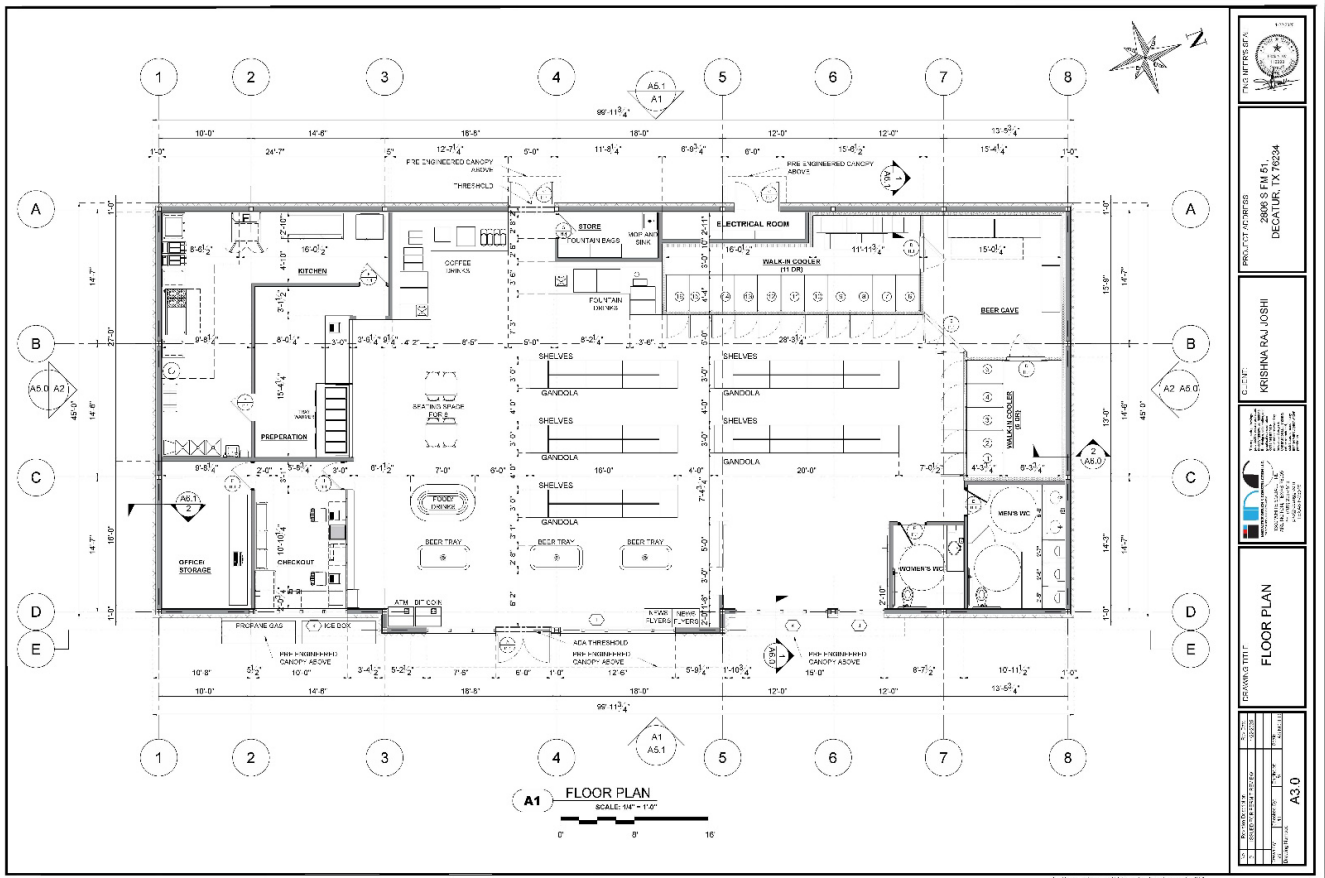
\_\_\_\_\_  
Pam Liston, CITY ATTORNEY



# EXHIBIT "B" Site Plan



# EXHIBIT "C" Floor Plan





## PLANNED DEVELOPMENT STAFF REPORT

TO: Honorable Mayor and City Council Members  
FROM: Lisa Hannon, Planning Director  
PUBLIC HEARING DATE: January 12, 2026  
RE: PD-25-0004 – Vista Park Planned Development

### *Applicant Request:*

**PD-25-0004** – Public hearing, discussion, and action regarding the second reading of an ordinance amending Ordinance No. 2023-08-23, 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 regulations on a tract of approximately 89.64 acres, Vista Park Planned Development, to update the Planned Development’s development standards. (**Vista Park – BridgeRock Developments, Jody Boyd**)

### *Summary of Applicant’s Request:*

Jody Boyd, on behalf of BridgeRock Developments, has submitted a Planned Development rezoning application to amend the approved Planned Development, Ordinance No. 2023-08-23, for the property located at 1307 Deer Park Road, Decatur, Texas.

### *Findings:*

- Finding #1.** The City Council approved the Planned Development rezoning application on August 28, 2023, Ordinance No. 2023-08-23.
- Finding #2.** The developer has amended the development standards regarding side yard setbacks for the single-family detached parcels.
  - a. Original PD required the side yard setback to be 10% of the lot width.
  - b. Proposed amendment requires a five (5) foot side yard setback, regardless of the lot width.
  - c. This will provide clarity and consistency with odd-shaped lots, such as cul-de-sac lots, tip lots, and key lots.

### *Conclusion(s):*

- Conclusion #1:** The application is in order, and statutory requirements have been met.
- Conclusion #2:** The Planned Development rezoning request is consistent with the City of Decatur 2050 Comprehensive Plan.
- Conclusion #3:** The proposed amendment does not change any other development standards, only the side yard setback requirements.
- Conclusion #4:** The proposed amendments do not change the service plan or development agreement previously approved by the City Council.
- Conclusion #5:** The Final Plat application and Civil Plans Review (CPR) application are running concurrently with the PD amendment application.

*Staff Recommendations - based on the aforementioned findings & conclusions:*

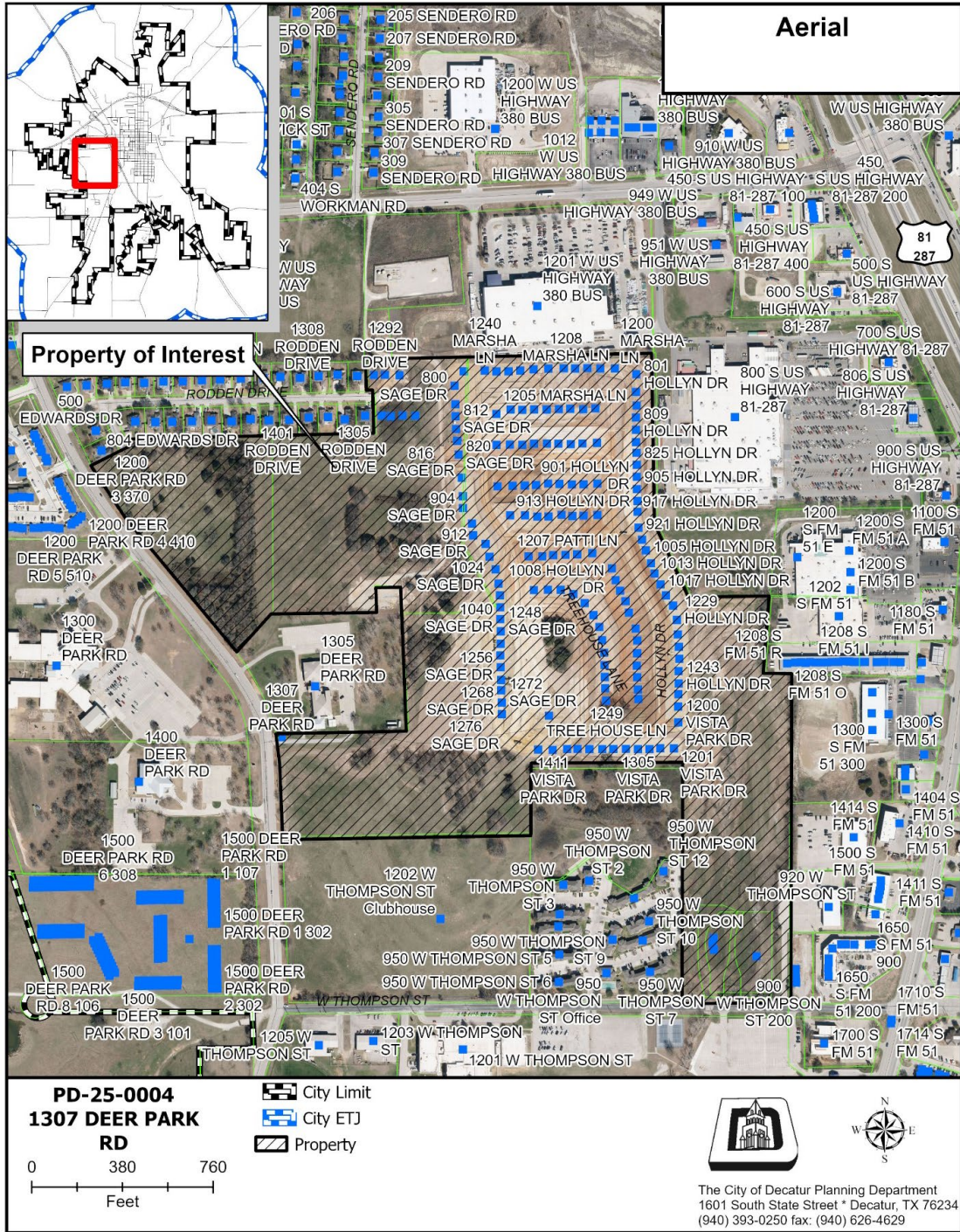
Based on the findings and conclusions outlined above, Development Services staff recommends approval of PD-25-0004.

Planning and Zoning Commission recommended approval 5-0, Commissioner Berube absent.

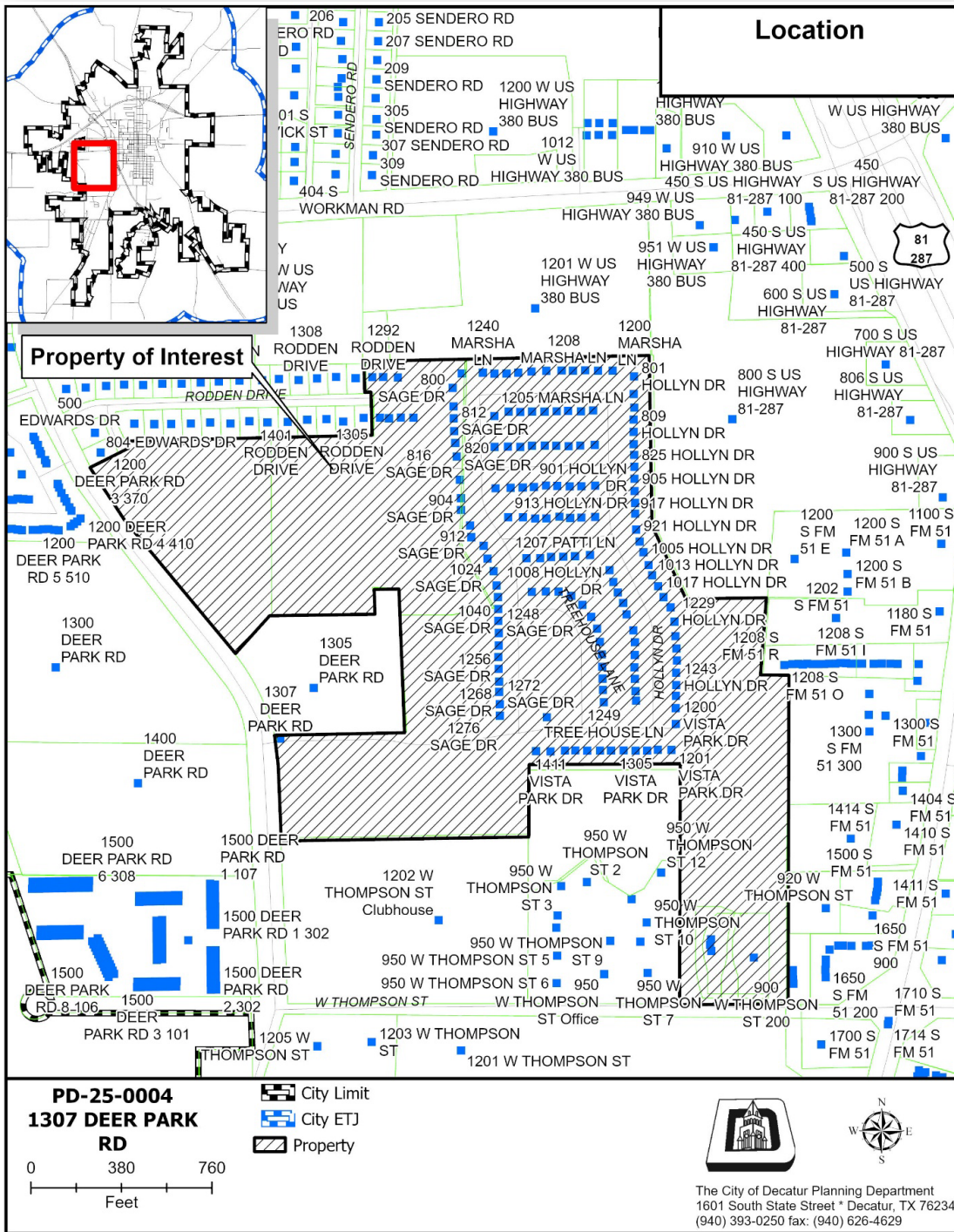
Attachments:

1. Aerial Map
2. Location Map
3. Property Owner Notification and Response Map
4. Property Owner Response Letters
5. Existing Zoning
6. Conceptual and Amenity Map

# Exhibit "1" Aerial

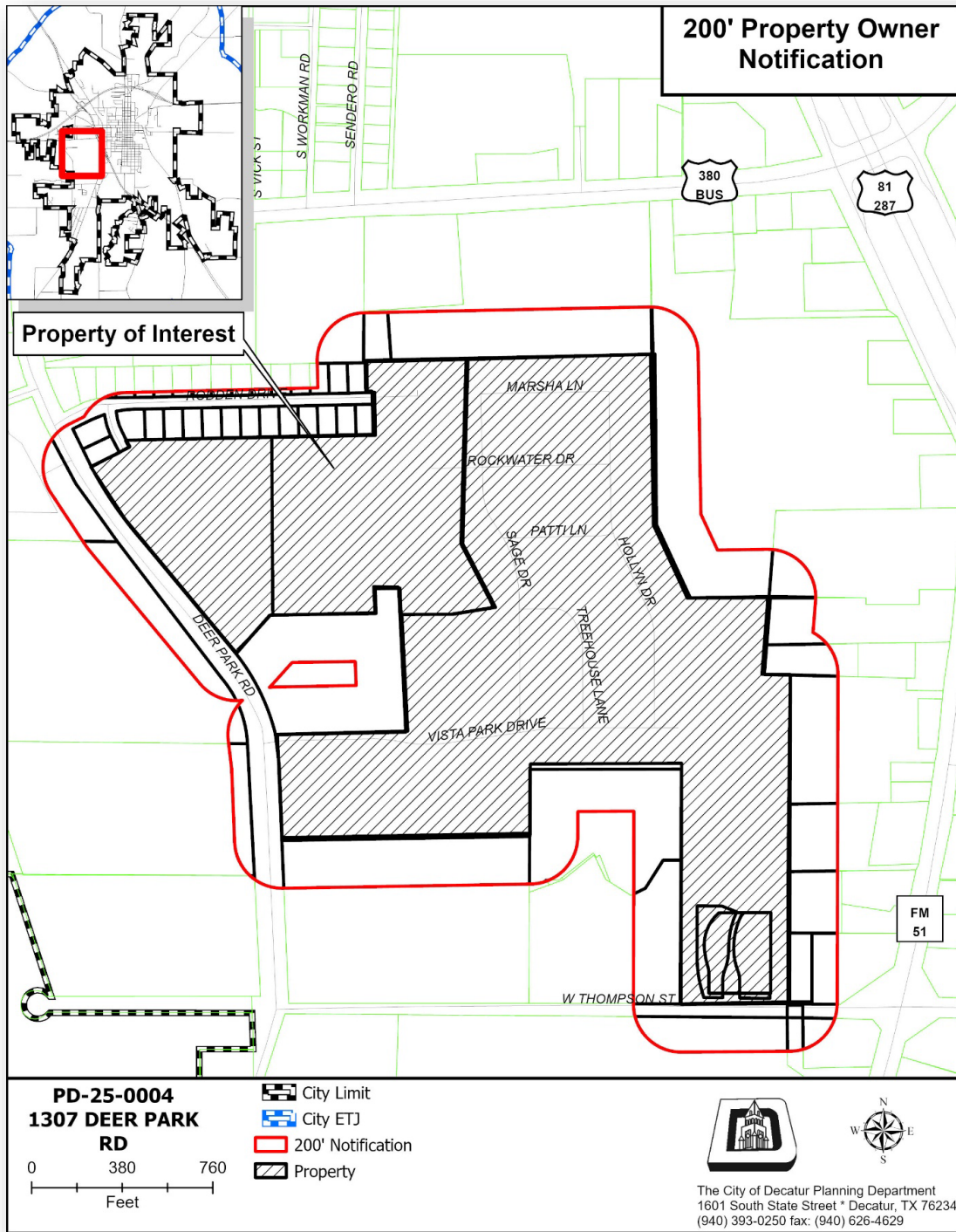


# Exhibit "2" Location Map



# Exhibit "3"

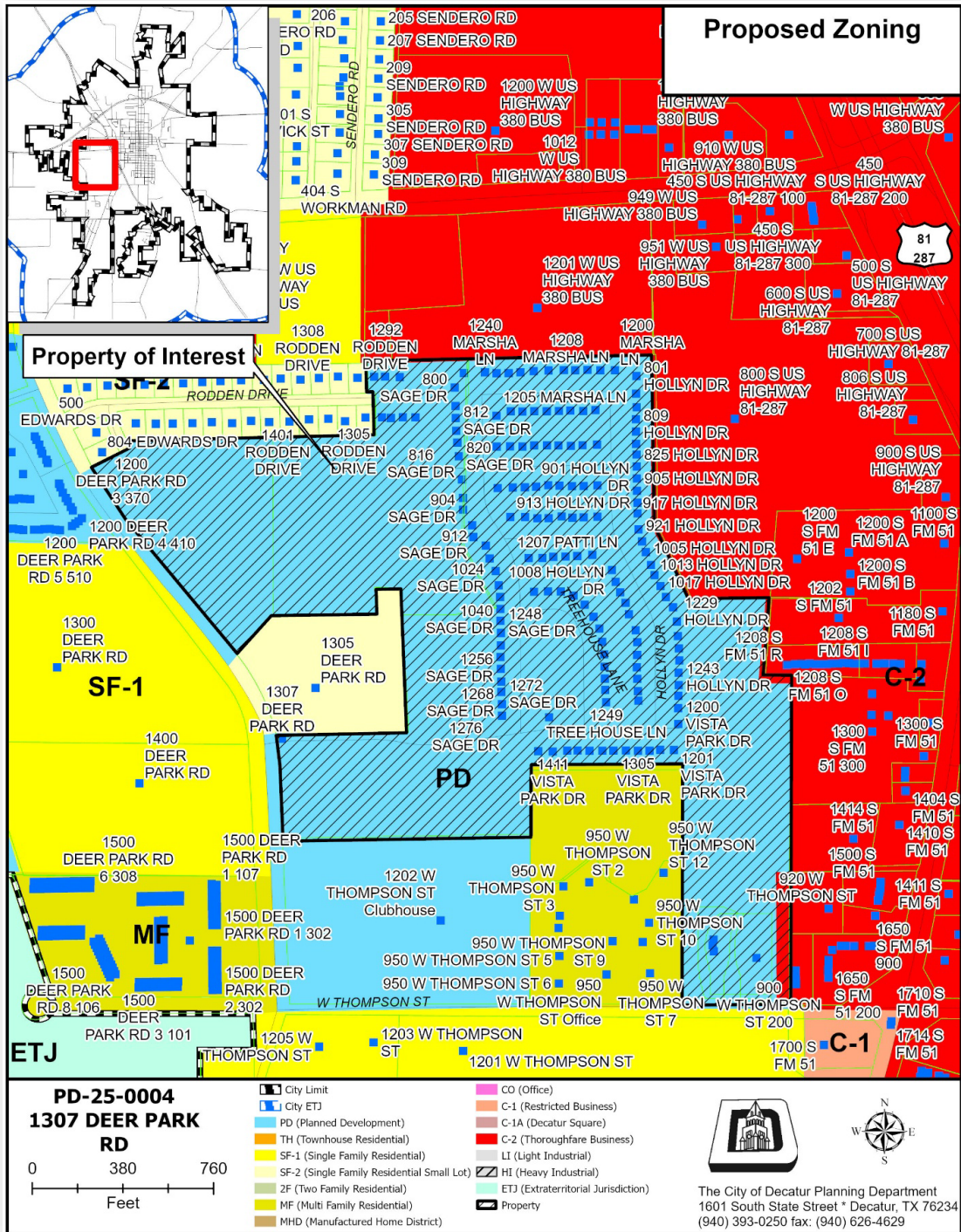
## Property Owner Notification Map



**Exhibit "4"**  
**Property Owner Response Letters**

**NO FORMAL RESPONSES  
RECEIVED AS OF JANUARY 6, 2026.  
ONE INFORMAL EMAIL/PHONE  
INQUIRY RECEIVED.**

# Exhibit "5" Existing and Proposed Zoning Map



# Exhibit "7" Conceptual and Amenity Plan

Site Data Summary Chart

Category	Area (Acres)	Population	Population Density (Ppl/Acre)	Other Data
Single-Family Residential	257	10,280	39.6	40.50
Multi-Family Residential	10	1,000	100.0	20.00
Commercial	1	100	100.0	20.00
Public Use	1	100	100.0	20.00
Open Space	1	100	100.0	20.00
<b>Total</b>	<b>269</b>	<b>11,480</b>	<b>42.3</b>	<b>20.04</b>

Legend

Color	Description
Light Green	Single-Family Residential
Yellow	Multi-Family Residential
Orange	Commercial
Red	Public Use
Blue	Open Space
Grey	Other

**WATER DEMAND CALCULATIONS**

Single-Family Dwelling Units: 10,280 units  
 Average Daily Water Use: 100 gal/cdw/day  
 Peak Daily Water Use: 150 gal/cdw/day  
 Total Daily Water Demand: 1,028,000 gal/day  
 Peak Daily Water Demand: 1,542,000 gal/day

**WASTEWATER DEMAND CALCULATIONS**

1.1 = Load factor  
 1.1 x 10,280 units x 100 gal/cdw/day = 1,131,800 gal/day  
 1.1 x 10,280 units x 150 gal/cdw/day = 1,697,700 gal/day  
 1.1 x 10,280 units x 100 gal/cdw/day = 1,131,800 gal/day  
 1.1 x 10,280 units x 150 gal/cdw/day = 1,697,700 gal/day

Area	Area (Acres)	Density	Dwelling	Population	Peak Factor	Peak Flow (MGD)	Total Peak Flow (MGD)
Single-Family Residential	257	39.6	10,280	10,280	1.1	1.13	1.13
Multi-Family Residential	10	100.0	1,000	1,000	1.1	0.11	1.24
Commercial	1	100.0	100	100	1.1	0.01	1.25
Public Use	1	100.0	100	100	1.1	0.01	1.26
Open Space	1	100.0	100	100	1.1	0.01	1.27
<b>Total</b>	<b>269</b>	<b>42.3</b>	<b>11,480</b>	<b>11,480</b>	<b>1.1</b>	<b>1.27</b>	<b>1.27</b>

**Fence / Wall Legend**

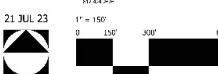
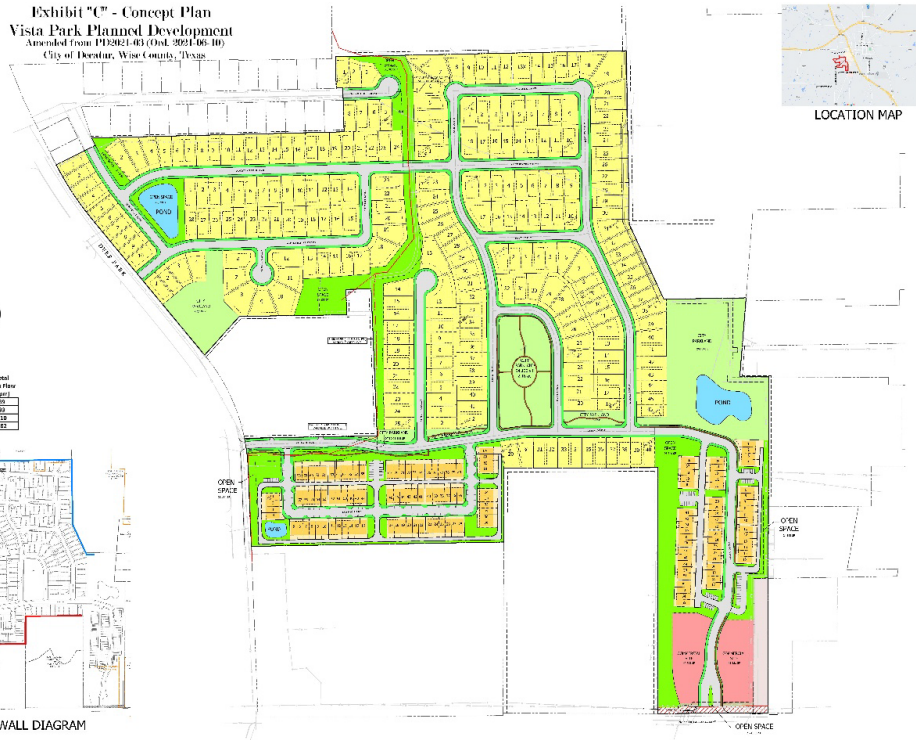
- Red line: 3' Wood Fence with Privacy Columns
- Blue line: Wood Fence
- Green line: Retain or Repave Existing Wood Fence

**Engineer:**  
 Redinger Group, LLC  
 P.O. Box 93200  
 Southfield, TX 75082  
 Tel: 817-253-5722  
 Contact: Clayton Redinger, P.E.

**Applicant:**  
 Decatur 19, LLC  
 311 S. Oak Street, Suite 275-01  
 Rowlett, Texas 75082  
 Tel: 214-221-1121  
 Contact: Jody Boyd

**Planner: SAGE GROUP, INC.**  
 Metro Planning  
 Urban Design  
 Architecture  
 1901 W. Loop South, Suite 200  
 Fort Worth, Texas 76102  
 Tel: 817-339-3333

## Exhibit "C" - Concept Plan Vista Park Planned Development Amended from PD2023-01 (Oct. 2023.06.10) City of Decatur, Wise County, Texas



### Proposed New Concept Plan - Exhibit "C"

### Zoning Case: PD2023-01 Vista Park Planned Development

City of Decatur, Wise County, Texas

**ORDINANCE NUMBER 2026-01-05**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCE OF THE CITY OF DECATUR, BY AMENDING ORDINANCE NO. 2023-08-23, AND APPENDIX B, "ZONING", OF THE CITY OF DECATUR'S CODE OF ORDINANCES, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DECATUR, TO PROVIDE FOR AMENDMENTS TO THE CURRENT ZONING REGULATIONS ON A TRACT OF APPROXIMATELY 89.64 ACRES, VISTA PARK PLANNED DEVELOPMENT, TO UPDATE THE PLANNED DEVELOPMENT'S DESIGN STANDARDS, PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE AND NAMING AN EFFECTIVE DATE. (PD-25-0004)**

**WHEREAS**, on August 28, 2023, the City Council of the City of Decatur approved Ordinance No. 2023-08-23, which amended "**Design Standards**" to reduce the lot width of single-family detached lots, added townhouse lots, and added appropriate development standards to accommodate those changes; and

**WHEREAS**, an application has been submitted to further amend the "**Design Standards**" attached hereto and incorporated as if set forth fully herein as **Exhibit "B"**, changing the side yard setbacks from ten (10) percent of the lot width to five (5) feet, for all single-family residential lots; and

**WHEREAS**, said application has been properly heard by the Planning and Zoning Commission of the City of Decatur, Texas, as required by State statutes and the Zoning Ordinance of said City; and

**WHEREAS**, said Planning and Zoning Commission has made a recommendation that the change of zoning classification as requested be APPROVED, and all legal requirements, conditions, and prerequisites having been complied with, the case having come before the City Council of said City after all legal notices, requirements, conditions, and prerequisites having been complied with; and

**WHEREAS**, the City Council of the City of Decatur, Texas, at a called public hearing, did consider all appropriate factors in determining whether to grant such requested change; and

**WHEREAS**, the City Council of the City of Decatur, Texas, does find that the requested change is in the public interest and that the zoning changes do not unreasonably invade the rights of adjacent property owners.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:**

**SECTION 1. Incorporation of Premises/Findings.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes. After due deliberations and consideration of the recommendation of the Planning & Zoning Commission and the information and other materials received at the public hearing and public meetings, the City Council has concluded that the adoption of this Ordinance serves the best interests of the City of Decatur, Texas, serves the health, safety, welfare and aesthetic concerns of the public, and is consistent with the City's Long Range Master Plan.

**SECTION 2. Amendment to Zoning Ordinance.** The Vista Park PD regulations and the Official Zoning Ordinance and the Official Zoning Map of the City are hereby amended to reflect the change in zoning regulations applicable to the PD, as provided herein, including the following Exhibits, attached hereto and incorporated as if set forth fully herein:

A. A new **Exhibit "B," "Design Standards"**

**SECTION 3. Amendment to Zoning Map.** The Planning Director is hereby directed to correct the official zoning map of the City of Decatur, Texas, to reflect the herein change in zoning.

**SECTION 4. Savings and Cumulative Repealer.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance, and for that purpose the Ordinance shall remain in full force and effect. In addition, the use of the Property described in Exhibit "A" hereto and the regulations contained in Exhibit "B" hereto shall be subject to all the applicable regulations contained in said City of Decatur Zoning Ordinance and all other applicable and pertinent ordinances of the City of Decatur, Texas, not directly in conflict with this Ordinance.

**SECTION 5. Severability.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions

of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the governing body of the City of Decatur determines that a violation of this Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

**SECTION 7. Publication.** The City Secretary of the City of Decatur is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by the Texas Local Government Code and City Charter.

**SECTION 8. Effective Date.** This Ordinance shall take effect on its final passage and publication in accordance with the law, and it is so ordered.

**PRESENTED ON FIRST READING THIS 22<sup>ND</sup> DAY OF DECEMBER, 2025,**

**PRESENTED ON SECOND READING AND APPROVED THIS 12<sup>TH</sup> DAY OF JANUARY, 2026, BY A VOTE OF \_\_\_\_\_ AYES, \_\_\_\_\_ NAYS, \_\_\_\_\_ ABSTENTIONS, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS.**

**APPROVED:**

\_\_\_\_\_  
Mike McQuiston, MAYOR

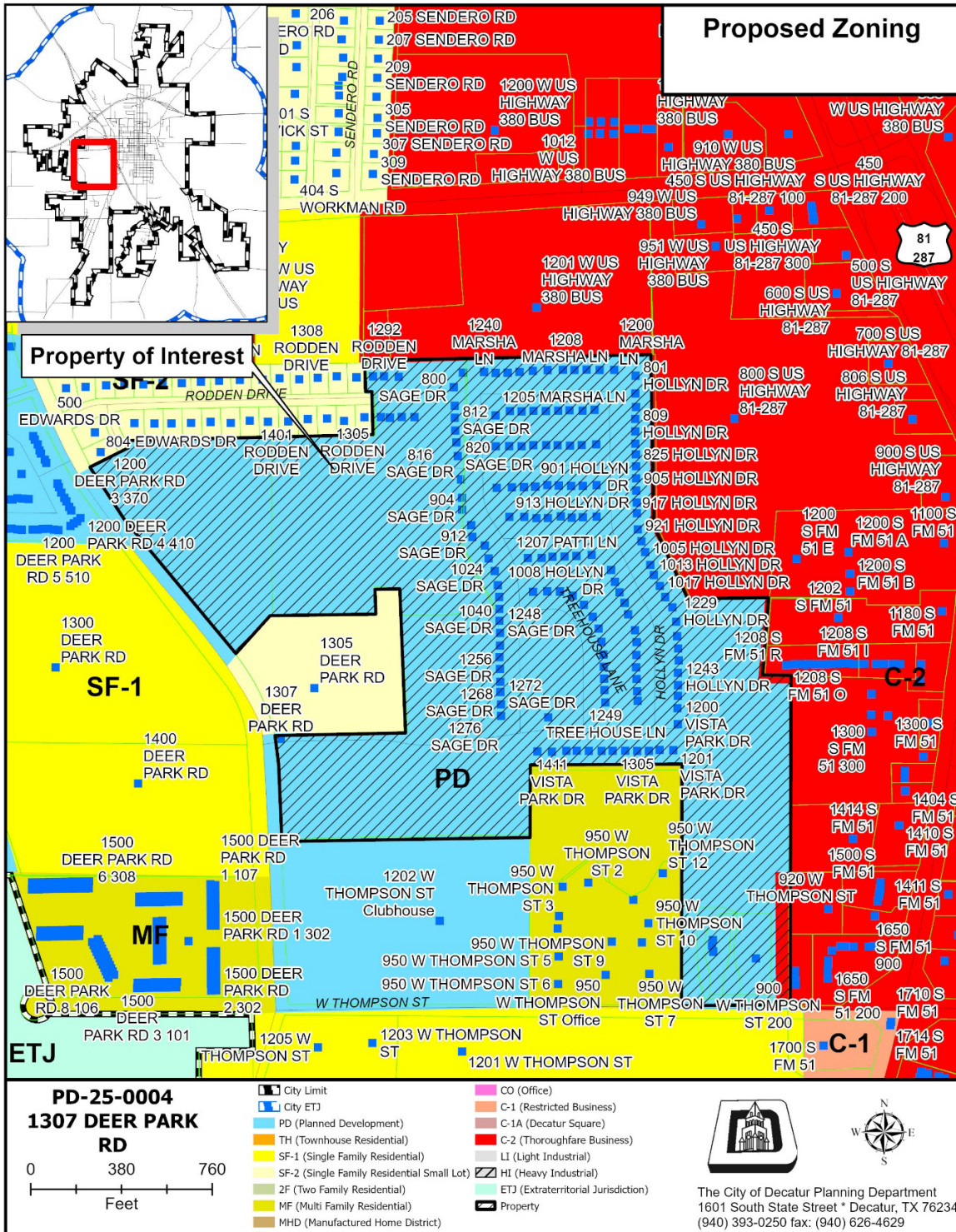
**ATTEST:**

\_\_\_\_\_  
Asucena Garcia, TRMC, CITY SECRETARY

**APPROVED AS TO CONTENT AND FORM:**

\_\_\_\_\_  
Pam Liston, CITY ATTORNEY

# EXHIBIT "A" PROPOSED ZONING MAP



## EXHIBIT "B"

### DESIGN STANDARDS

#### *VISTA PARK PLANNED DEVELOPMENT*

City of Decatur, Wise County, Texas

**Statement of Purpose:** This planned development is intended for Single Family (SF)-Detached lots with a minimum of 50' in width, most of which will be 125' in depth, and Single Family-Attached (Townhouse) lots. The road alignment accommodates more connectivity throughout the development, as well as an enhancement of open space areas and a Park dedicated to the City of Decatur. The subject property is generally located close to the northeast corner of W. Thompson Street and Deer Park Road, with vehicular and walking access from each. The site is specifically defined by legal description per Exhibit "A".

**Statement of Effect:** This Planned Development shall not affect any regulation found in the Zoning Ordinance of the City of Decatur as adopted and amended, except as specifically provided herein.

**General Regulations:** All regulations providing for "SF-2" (Single Family Detached) homes and "TH" (Single Family Attached) homes zoning categories as set forth in the Zoning Ordinance of the City of Decatur are included by reference and shall apply, except as otherwise specified under the provisions hereunder. The conditions contained herein and the conditions of the Zoning Ordinance, which are not amended by this Planned Development, shall constitute all of the zoning requirements applicable to this Planned Development.

**Concept Plan:** The updated Concept Plan shall be submitted and approved for this development. The updated Concept Plan is attached herewith as Exhibit "C" and shall conform to these written conditions of the planned development.

**Specific Regulations:**

This classification shall conform to the City of Decatur "SF-2" (Single Family Detached Homes) and "TH" (Single Family Attached Homes) zoning categories except as noted below:

<b>Land Use and Area Table</b>		
<b>Lot Size</b>	<b>Single Family-Attached</b>	<b>SF-Detached</b>
Lot Area (sq. ft.)	2,125	6,250
Lot Width (ft.) *	25	50
Lot Depth (ft.) **	85	125
Maximum Lot Coverage (%)	70	50
<b>Dwelling Regulations</b>		
Minimum Size (sq. ft.)	1,000	1,600
Average Size (sq. ft.)	1,250	2,000
<b>Yard Requirements</b>		
Front Yard Setback (ft.)	10	20
Side Yard Setback (ft.)	0%	<del>10%</del> 5
Side Yard Setback for Corner Lots (ft.)	5	15
Rear Yard Setback (ft.)	18	15
Minimum Trees Required/ Minimum Total Diameter Required (in.)	0	1/6

\* Cul-de-sac lots must have a minimum width of 25 feet, measured at the Front Yard Setback.

\*\* Cul-de-sac lots shall have a minimum lot depth of 110 feet for lots with a minimum area of 6,250 square feet.

- All roadways within the development are to measure 30 feet back-to-back within a 50-foot right-of-way. Alleys behind Townhouses will be public roads and will measure a minimum of 12 feet edge-to-edge within a minimum right-of-way of 15 feet, except for the MEWS lots, which shall measure a minimum of 24 feet edge-to-edge within a minimum right-of-way of 28 feet.

-MEWS– Townhouse lots facing open space accessed by larger width alleys, with dimensions as listed above

- All roadways within the development shall be constructed in conformance with City of Decatur design standards and street improvement criteria.

## Additional Design Standards

1. *Exterior Wall Materials* - A minimum of 80% of the dwelling's total exterior area, minus windows and doors, must have a masonry façade. Masonry shall include cementitious siding material. Any exterior walls with direct street frontage and common area adjacency shall be 100% masonry, minus windows and doors. Covered porches with exposed wood beams or columns and other decorative accents or architectural features shall be exempt from this requirement.
2. *Driveways*- Driveways shall be a minimum of 18' wide.
3. *Roofs*- Roofs must be covered with composition material and have a minimum roof pitch of 8:12 for SF-Detached and 6:12 for SF-Attached. Additionally, all roofs shall include dormers or have a combination hip and gable roof. Please note, per House Bill 2439/2497, building/construction materials may not be specified by the City.
4. *Fences* – Privacy fences are required for SF-Detached and shall be a minimum of 6 feet in height. Fences must be made of masonry, wood or architectural metal. The use of chain link fencing is prohibited. All rear yard fencing adjacent to dedicated park land shall be architectural metal.
5. *Buffering* – The developer shall provide a perimeter screening fence with architectural metal panels a minimum of 6 feet in height, with masonry columns at each property and lot corner, but in no case spaced further than 50' on center; or a 6' masonry wall. Buffers (if required) along existing commercial or multifamily properties shall be either a single wooden privacy fence with a minimum height of 6 feet, or an architectural metal fence with vegetative screening. All open space areas adjacent to existing commercial shall utilize a living screen made of vegetation to buffer existing commercial properties.
6. House Elevations
  - A. *SF-Detached* – No like floor plans shall be constructed adjacent to each other. Additionally, there shall be a minimum of 7 lots skipped on the same side of street or 4 lots skipped on the opposite side of the street between units with the same floor plan and same elevation.
  - B. *SF-Attached* – Building elevations should clearly designate individual units within each building. Due to the nature of the Product type, Elevations of Buildings may be repeated.
7. *Garages* – All dwellings are required to have a minimum two-car garage unit. Car ports will not be allowed within the development.
8. *Street Lighting* – Street lighting shall be provided throughout the development using uniform thematic fixtures. Details of the fixtures shall be provided in the construction drawings.
9. *Mailboxes* –SF-Detached Mailboxes shall be made of masonry and paired at the property lines, unless otherwise required by the Postal Service regulations. SF-

Attached Mailboxes shall be cluster boxes with locations to be coordinated with the Postal Service.

10. *Utilities* – All proposed utilities within this development shall be placed underground.
11. *Sidewalks* – Sidewalks shall be required throughout the development and shall be constructed in segments at the time of development of each separate lot by the homebuilder. Sidewalk along W. Thompson Street, Deer Park Road and along open space shall be constructed by the developer at the same time as all of the major infrastructure. Sidewalk shall be constructed per section 106 of the City of Decatur design standards, or as amended by the City at the time construction plans are submitted for review. The sidewalk along W. Thompson Street and Deer Park Rd. shall be 6 feet wide.
12. *Landscaping* – All landscape elements for individual SF-Detached lots and individual SF-Attached buildings shall be completed prior to the initial occupancy, unless seasonal constraints prohibit timely installation. Under no circumstances shall full landscaping not be installed within 6 months of occupancy.
  - a. Maintenance- Landscape material shall be kept in a healthy, growing condition at all times. However, should any material die at any time, each lot shall maintain the following standards as a minimum requirement upon occupancy.
    - 1) Trees with a minimum of 6-inches in total diameter shall be installed. This may be accomplished by one (1) 6-inches, or multiple trees with a minimum caliper of 2-inches. At least one of the selected trees shall be of a large canopy variety as indicated within the City approved plant material list.
    - 2) Shrubs- In accordance with industry standards for plant spacing, the quantity of shrubs shall equal the width of the house and shall be planted every 2 to 4 feet along the house front except that portion which abuts the driveway. The selection of shrubs shall be 90% evergreen and shall consist of a five (5) species minimum of different size, and texture and arranged to compliment the architecture of the house. No selected shrub shall exceed 50% of the total required. The use of ornamental grasses and groundcover may be allowed to satisfy the requirement of one shrub type. Shrubs shall be maintained to a maximum height of 30-inches unless determined acceptable by the governing board of the H.O.A.
    - 3) Grass- All turf areas within the front yard or adjacent to the public right-of-way shall be solid turf sod.

13. *Development Entrances* – The developer shall provide enhance landscaped entry features for each of the three access points to the subdivision. Maintenance of all development entrances shall be the responsibility of the homeowner's association.

14. *City Parkland Dedication* – Approximately 8.24 non-contiguous acres shall be dedicated as City Parkland, as shown on the attached Concept Plan. This includes a +/- 2.16-acre Centrally-Located City Parkland that is adjacent to and west of Park Lane. All City Parkland shall be dedicated to the City of Decatur, but maintained by the HOA.

An additional 10.44 non-contiguous acres, as shown on the attached Concept Plan, shall be private Open Space on common area lots. The Open Space lots shall be owned and maintained by the HOA.

The amenities of the City Parkland lots and Open Space lots shall be provided in accordance with the following schedule:

- A. Any playground equipment provided shall be IPEMA certified. Details of the playground equipment design and location shall be provided in the construction plans for each Phase in which the park exists.
- B. A 5-foot wide hike and bike trail constructed of concrete shall be provided in a serpentine pattern around the perimeter of the dedicated open space. Details of the trail shall be provided in the construction plans for each Phase in which the trail exists.
- C. A retention pond shall be placed in the dedicated open space as a water amenity, as shown on the Concept Plan.
- D. The "Centrally-located" City Parkland, adjacent to Park Lane, shall include additional tree plantings, sidewalk access from at least two adjacent streets, and a shade structure / gazebo with a minimum coverage area of 5,000 square feet.
- E. The "Centrally-located" City Parkland, adjacent to Park Lane, and its improvements shall be completed before the 90<sup>th</sup> home achieves its certificate of occupancy or final inspection.
- F. Park Development Fees – In lieu of fees, a minimum of \$250,000 of park improvements will be expended in the City Parkland lots. These improvements, on which the calculation will be based, shall include any of the Expenditures as referenced in Ordinance 2021-09-15, Appendix III (City of Decatur, Texas).

15. *Homeowners Association* – A homeowner's association (HOA) shall be formed by the developer prior to the issuance of a building permit. The HOA shall own and maintain all open space within the Development. The HOA shall also be responsible to maintain the screening walls along entry features in the existing Rodden Estates Phase I. The HOA shall be operated by the master developer until such time that 80% of the homes within the planned development are occupied. The developer shall, at the time of 80% total development occupancy, cause the HOA to be transferred over to the homeowners. Prior to the transfer, the developer shall notify the City first, and then escrow the funds for the transfer legal fees and for one (1) year operation and maintenance of the HOA common areas. The bylaws for the HOA shall be approved by City Staff prior to filing with the county.

16. *Retention/Detention Ponds* – Any Retention or Detention ponds will be placed within a drainage easement that will be dedicated to the City of Decatur. Maintenance of the proposed retention/detention ponds will be the responsibility of the HOA.

**Zoning Comparison:**

**Existing PD vs. Proposed PD**

	Proposed PD Zoning		Existing PD Zoning		Proposed vs. Existing PD	
	Acres	# Lots	Acres	# Lots	Acres	# Lots
2,125 sq ft Lots (SF-Attached)	7.34	139	0.00	0	7.34	139
5000 sq ft Lots (SF-2)	0.00	0	7.09	56	-7.09	-56
6250 sq ft Lots (SF-Detached)	42.10	258	47.28	292	-5.18	-34
Open Space/ Drainage	10.44	29	13.08	14	-2.36	15
City Parkland	8.24	6	2.16	1	6.08	5
ROW Dedication	0.28	**	0.28	**	0.00	**
Internal ROW	19.02	**	17.75	**	1.17	**
Commercial (C-1)	2.22	2	2.52	1	-.30	1
<b>Totals</b>	<b>89.64</b>	<b>434</b>	<b>90.16</b>	<b>364</b>	<b>-.52</b>	<b>70</b>
<b>Res. Lots per Gross Acre</b>	<b>4.43</b>		<b>3.86</b>		<b>0.57</b>	

**Note:** There is a 0.52-acre difference between the total area of the Proposed PD and the total area within the property survey (Proposed PD- 89.64 ac/ Survey shows 90.16 ac). We believe the difference is an exactly .52 acre "tab" of land which extends north of the northern property line.



**CITY OF DECATUR, TEXAS  
RESOLUTION NO. R2026-01-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, ACCEPTING A PETITION TO CREATE THE LIBERTAS PUBLIC IMPROVEMENT DISTRICT NO. 1; CALLING FOR A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE LIBERTAS PUBLIC IMPROVEMENT DISTRICT NO. 1, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR, TEXAS; TO CONSIDER THE FEASIBILITY AND ADVISABILITY OF ESTABLISHING THE DISTRICT; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES OF THE PUBLIC HEARING; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “*Act*”) authorizes the creation of public improvement districts; and

**WHEREAS**, on December 15, 2025, the owners of real property delivered to the City of Decatur, Texas (the “*City*”) a petition for the property described in Exhibit A thereto (the “*Petition*”, which is attached as **Exhibit A** and incorporated herein for all purposes) meeting the requirements of the Act and indicating: (i) the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owners of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the proposed district have executed the Petition requesting that the City Council of the City (the “*City Council*”) create the Libertas Public Improvement District No. 1 (the “*District*”); and

**WHEREAS**, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:**

**Section 1.** The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

**Section 2.** City staff reviewed the Petition and determined that same complied with the requirements of the Act and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

**Section 3.** The City Council calls a public hearing to be scheduled at 6:00PM on February 9, 2026, to be held at the regular meeting place of the City Council in the City Hall located at 201 E. Walnut St., Decatur, Texas 76234 on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

**Section 4.** The deadline for notices under the Act is before the 15<sup>th</sup> day before the hearing. Therefore the City Council hereby authorizes and directs the City Secretary to submit the Notice of Public Hearing to the official newspaper by or before \_\_\_\_\_, for publication on or before January 24, 2026, or other such dates as meet the submission requirements of the newspaper, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the City which the proposed District is to be located or in which the improvements are to be undertaken; and (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

**Section 5.** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

**Section 6.** This Resolution shall be in full force and effect from and after the date of its passage, and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
DECATUR THIS THE 12<sup>th</sup> DAY OF JANUARY 2026.**

**CITY OF DECATUR, TEXAS**

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**MIKE McQUISTON, MAYOR**

**ATTEST:**

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**ASUCENA DELGADO, CITY SECRETARY**

**APPROVED AS TO FORM**

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**PAM LISTON, ATTORNEY FOR CITY**

**EXHIBIT A**  
**PETITION FOR CREATION OF**  
**LIBERTAS PUBLIC IMPROVEMENT DISTRICT NO. 1**

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF DECATUR, TEXAS:

COMES NOW KG Sable Development, LLC, a Texas limited liability company, KB Land Holdings, LLC, a Texas limited liability company, and Noland Investments, LLC, a Texas limited liability company (collectively, hereinafter referred to as "Petitioner or "Owner"), the owner of certain taxable real property, and pursuant to Section 372.005 of the Texas Local Government Code (the "Act"), hereby petitions the City of Decatur, Texas ("City") to establish a public improvement district to be known as the "Libertas Public Improvement District No. 1" (the "District"). In support of same, Owner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit "A" attached hereto and incorporated by reference herein. Currently, all of the land within the proposed District is located in the corporate limits of the City.

II.

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iv) construction or improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction, or improvement of libraries; (vii) acquisition, construction, or improvement of off-street parking facilities; (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities; (ix) acquisition, construction, or improvement of water, geothermal water conveyance, wastewater, or drainage (including detention) facilities or improvements; (x) the establishment or improvement of parks; (xi) projects similar to those listed in (i)-(x), including similar off-site projects that produce a benefit to the property within the District; (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in the establishment, administration, and operation of the district, including the costs of financing the public improvements listed above, which may include but are not limited to costs associated with the issuance of revenue bonds secured by assessments levied against the property within the District; (xv) the development, rehabilitation, or expansion of affordable housing; and (xvi) payment of expenses associated with operating and maintaining the improvements listed above. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

III.

The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs, and eligible costs incurred in the establishment administration and operation of the District is \$32,000,000. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District. The Petitioner may also pay certain costs of the Authorized Improvements from other funds, if any, available to the Petitioner.

VI.

The management of the District will be by the City with the assistance of a third-party administrator hired by the City and paid as part of the annual administrative cost of the District.

VII.

The persons or entities (through authorized representatives) signing this Petition request the establishment of the District.

VIII.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

IX.

The persons or entities (through authorized representatives) signing this Petition are (1) owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll

of the appraisal district in which the property is located; and (2) the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, or (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

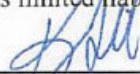
This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED this 15<sup>th</sup> day of December, 2025.


**“PETITIONER”**

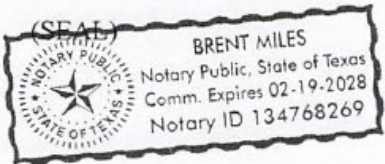
KG Sable Development, LLC,  
a Texas limited liability company

By:   
Name: Kim Gill  
Title: Member

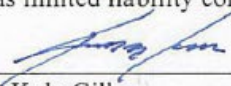
STATE OF TEXAS       §  
                                  §  
COUNTY OF Dallas   §

This instrument was acknowledged before me this 15<sup>th</sup> day of December, 2025, by Kim Gill, Member of KG Sable Development, LLC, a Texas limited liability company, on behalf of said limited liability company.

  
Notary Public in and for the State of Texas

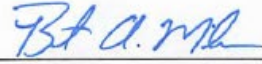


KB Land Holdings, LLC,  
a Texas limited liability company

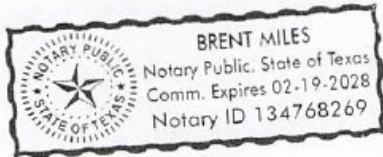
By:   
Name: Kyle Gill  
Title: Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me this 15<sup>th</sup> day of December, 2025, by Kyle Gill, Manager of KB Land Holdings, LLC, a Texas limited liability company, on behalf of said limited liability company.

  
Notary Public in and for the State of Texas

(SEAL)



Noland Investments, LLC,  
a Texas limited liability company

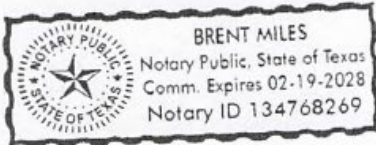
By: *J.P.M.*  
Name: John Paul McKenzie Noland  
Title: Manager

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me this 15<sup>th</sup> day of December, 2025, by John Paul McKenzie Noland, Manager of Noland Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.

*B.A.M.*  
Notary Public in and for the State of Texas

(SEAL)



**EXHIBIT A**  
**DESCRIPTION OF THE PROPERTY**

**DECATUR – 103.1135 ACRE TRACT**

**METES AND BOUNDS DESCRIPTION**

**BEING** a 103.1135 acre tract of land located in the George M. Vigel Survey, Abstract No. 857, and in the Daniel Waggoner Survey, Abstract No. 884, Wise County, Texas, said 103.1134 acre tract (hereinafter referred to as the Huling tract) being all of a called 100.64 acre tract of land conveyed to **SHERI FRANCES HULING**, by deed thereof filed for record in Volume 750, Page 813, Official Public Records, Wise County, Texas (O.P.R.W.C.T.), and being all of a called 6.50 acre tract of land conveyed to **SHERI HULING** and **JEFFRY HULING** by deed thereof filed for record in Volume 750, Page 824, O.P.R.W.C.T., said 103.1135 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 12-inch wood post found at an interior northwest property corner of the said Huling tract, same being the most easterly southeast property corner of a called 6.25 acre tract conveyed to **Battle T. Burton** and wife, **Peggy Sue Burton**, by deed thereof filed for record in Volume 463, Page 116, O.P.R.W.C.T.;

**THENCE** North 03°20'42" East, along a west property line of said Huling tract, and along the most easterly east property line of said 6.25 acre tract, 127.43 feet to a 2" iron pipe found at the northeast property corner of the said 6.25 acre tract, same also being the southeast property corner of a called 7.28 acre tract conveyed to **Sandford Family Limited Partnership**, by deed thereof filed for record in Volume 1073, Page 676, O.P.R.W.C.T.;

**THENCE** along the northwest property lines of said Huling tract, and in part along the east property line of the said 7.28 acre tract and in part along the easterly property lines of those tracts of land conveyed to **Sandford Family Limited Partnership** by deeds recorded in Volume 1164, Page 474, and Volume 1073, Page 672, O.P.R.W.C.T., the following courses and distances:

North 01°47'15" East, 281.88 feet to a 2" iron pipe found;

North 01°52'12" East, 303.97 feet to a 6" wood post found;

North 35°48'58" East, 715.26 feet to a 1/2" iron rod with an illegible yellow cap found at the most northerly northeast property corner of the said Huling tract, same being the most easterly northeast property corner of the said **Sandford Family Limited Partnership** tract (Vol. 1073, Page 672), same also being on the southwest right-of-way line of the **Fort Worth & Denver Railroad** (being a 100' wide railroad right-of-way at this point);

**THENCE** South 57°57'46" East, along an east property line of the said Huling tract, and along the said right-of-way, 12.35 feet to a 1/2" iron rod with an illegible yellow cap found to a northeast property corner of the said Huling tract, same being the most northerly northwest property corner of a called 100.64 acre tract of land, (hereinafter referred to as the **Reid tract**), conveyed to **Sue Nell Reid**, by deed thereof filed for record in Volume 750, Page 807, O.P.R.W.C.T.; **THENCE** South 33°49'28" East, along the common property line of the said Huling tract and the said **Reid Tract**, 657.72 feet to a 1/2" iron rod with an illegible yellow cap found at the north property corner of the said 6.50 acre tract;

**THENCE** along the common property lines of the said Huling tract and the said 6.50 tract the following courses and distances:

South 33°22'15" East, 916.67 feet to a 1/2" iron rod with an illegible yellow cap found;  
South 12°26'38" East, 176.88 feet to a 1/2" iron rod with an illegible yellow cap found at the southeast property corner of the said 6.50 acre tract, said capped iron rod found on a southwest property line of the said Reid tract;

**THENCE** South 12°33'26" East, along the northeast property line of the said Huling tract and along the said southwest property line of the Reid tract, at a distance of 1,274.58 feet to a 5/8" iron rod set with cap stamped "SPOONER 5922" (hereinafter referred to as iron rod set) at the northwest property corner of a called 4.00 acre tract of land conveyed to Matthew Evan Erwin and Alyssa Deanne Erwin, by deed thereof filed for record in Wise County Clerk's Instrument No. (Ins. No.), 201812457, O.P.R.W.C.T.,

**THENCE** South 12°32'27" East, and continuing along the said Huling tract and along the west property line of the said 4.00 acre tract, at a distance of 394.20 feet passing a found 1/2" iron rod with a cap stamped "MANNING 5432", continuing in all a total distance of 436.47 feet to the approximate centerline of a creek known as Waggoner Branch;

**THENCE** along the approximate centerline of said Waggoner Branch the following courses and distances:

North 33°50'46" West, 31.80 feet;  
North 53°26'57" West, 16.19 feet;  
North 68°55'24" West, 42.80 feet;  
South 71°02'17" West, 30.87 feet to the beginning of a curve to the right having a radius of 60.00 feet;  
Along the said curve to the right, an arc length of 82.71 feet and across a chord which bears North 69°28'21" West, a chord length of 76.31 feet;  
North 29°58'59" West, 28.05 feet to the beginning of a curve to the left having a radius of 40.00 feet;  
Along the said curve to the left, an arc length of 60.34 feet and across a chord which bears North 73°11'42" West, a chord length of 54.78 feet;  
South 63°35'36" West, 34.91 feet;  
South 79°59'44" West, 20.29 feet;  
North 87°59'47" West, 33.09 feet;  
North 53°32'11" West, 17.48 feet;  
North 24°17'59" West, 25.10 feet;  
North 75°40'57" West, 26.57 feet;  
South 80°00'12" West, 29.41 feet;  
South 49°58'05" West, 18.08 feet;  
South 29°56'16" West, 46.19 feet;  
South 34°50'03" West, 38.53 feet;  
South 60°33'29" West, 32.47 feet;  
South 00°39'38" West, 50.29 feet;  
South 31°54'11" West, 16.62 feet;

North 68°35'53" West, 29.70 feet to the northwest property corner of a called 2.025 acre tract of land conveyed to Trey Landon Williamson, by deed thereof filed for record in Ins. No. 202119608, O.P.R.W.C.T., from which a 1/2" iron rod with an illegible orange cap bears, South 07°22'57" West, 25.05 feet;  
North 67°26'19" West, 55.53 feet;  
South 67°23'53" West, 61.37 feet;  
North 61°31'33" West, 33.53 feet;  
North 39°50'56" West, 74.13 feet;  
North 76°41'25" West, 89.84 feet;  
South 78°07'34" West, 77.20 feet;  
South 87°40'20" West, 36.42 feet;  
South 38°46'57" West, 51.58 feet;  
South 70°31'52" West, 24.27 feet;  
North 81°50'56" West, 47.25 feet;  
South 49°27'11" West, 28.52 feet;  
South 75°50'20" West, 26.17 feet to the beginning of a curve to the right having a radius of 30.00 feet;  
Along the said curve to the right, an arc length of 80.76 feet and across a chord which bears North 27°02'14" West, a chord length of 58.49 feet;  
North 50°05'11" East, 54.45 feet;  
North 08°50'40" East, 11.95 feet;  
North 55°04'28" West, 11.55 feet;  
South 68°22'47" West, 11.14 feet;  
North 52°20'05" West, 11.68 feet;  
North 37°18'24" West, 29.31 feet;  
North 80°23'21" West, 35.32 feet;  
North 59°05'13" West, 40.16 feet;  
North 76°23'12" West, 113.97 feet;  
North 47°47'13" West, 229.99 feet;  
South 87°53'36" West, 104.47 feet to the most northerly northeast lot corner of Lot 12, Woodland Estates, an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 545, Plat Records, Wise County, Texas;

THENCE along the said centerline of Waggoner Branch and along the northeasterly lot lines of said Lot 12 and Lot 11, of said Woodland Estates, the following courses and distances:

North 82°47'13" West, 58.27 feet;  
North 47°21'37" West, 79.80 feet;  
North 21°22'17" West, 47.14 feet to the most northerly lot corner of said Lot 11;

THENCE continuing along the said approximate centerline of Waggoner Branch the following courses and distances:

North 35°56'44" West, 210.51 feet;  
North 46°31'55" West, 81.79 feet;  
North 74°23'59" West, 24.09 feet;

South 47°47'46" West, 39.85 feet;  
North 59°41'40" West, 31.42 feet;  
North 27°55'38" West, 32.88 feet;  
North 15°47'44" West, 106.59 feet;  
North 26°44'38" West, 43.06 feet;  
North 69°59'32" West, 60.74 feet;  
North 82°14'31" West, 62.85 feet;  
South 89°58'06" West, 55.34 feet;  
North 70°48'04" West, 21.26 feet to the beginning of a curve to the left having a radius of 50.00 feet;  
Along the said curve to the left, an arc length of 55.66 feet and across a chord which bears South 77°18'38"  
West, a chord length of 52.83 feet;  
South 45°25'20" West, 29.29 feet;  
South 74°26'07" West, 18.98 feet;  
South 48°55'15" West, 17.04 feet;  
South 32°48'12" West, 15.54 feet to the beginning of a curve to the left having a radius of 75.00 feet;  
Along the said curve to the left, an arc length of 49.79 feet and across a chord which bears South 13°47'01"  
West, a chord length of 48.88 feet;  
South 05°14'11" East, 40.58 feet to the beginning of a curve to the right having a radius of 20.00 feet;  
Along the said curve to the right, an arc length of 31.13 feet and across a chord which bears South 39°21'12"  
West, a chord length of 28.08 feet;  
South 83°56'34" West, 70.10 feet;  
North 77°26'36" West, 46.47 feet;  
South 87°28'41" West, 44.46 feet;  
North 57°41'16" West, 19.68 feet;  
North 36°36'32" West, 20.02 feet;  
South 72°28'47" West, 18.76 feet to a mag nail with a washer stamped "SPOONER 5922" set in concrete on  
the west property line of the said Huling tract, same being the east right-of-way line of N. Business 287  
(being a 100' wide public right-of-way at this point);

THENCE North 33°22'07" West, along the said property line and along the said right-of-way line, 377.98 feet to  
an iron rod set at the most westerly northwest property corner of the said Huling tract, same being the most  
southerly southwest property corner of a called 7.28 acre tract of land conveyed to Mary McClure, by deed  
thereof filed for record in Ins. No. 201607233, O.P.R.W.C.T., being more particularly described in Volume 284,  
Page 611, O.P.W.C.T.;

THENCE along the common property lines of said Huling tract and the said 7.28 acre tract, and in part along  
the said 6.25 acre tract (Burton) the following courses and distances:

North 47°16'53" East, 266.00 feet to an iron rod set;  
North 70°01'53" East, 190.06 feet to an iron rod set;  
North 01°52'53" East, 608.79 feet to an iron rod set;  
South 89°55'00" East, 620.29 feet to the POINT OF BEGINNING.

The herein described tract of land contains 103.1135 acres (4,491,622 square feet) of land more or less.

**DECATUR – 97.3336 ACRE TRACT  
METES AND BOUNDS DESCRIPTION**

**BEING** a 97.3336 acre tract of land located in the George M. Vigel Survey, Abstract No. 857, in the David Waggoner Survey, Abstract No. 884, and in the Nelson H. Munger Survey, Abstract No. 581, Wise County, Texas, said 97.3336 acre tract being all of a called 100.64 acre tract of land (hereinafter referred to as the Reid tract) conveyed to Sue Nell Reid, by deed thereof filed for record in Volume 750, Page 807, Official Public Records, Wise County, Texas (O.P.R.W.C.T.), said 97.3336 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with an illegible cap found at the most easterly southeast property corner of the said Reid tract, same being on the northerly property line of a called 15.25 acre tract of land identified as "Parcel 29", conveyed to the State of Texas, by deed thereof filed for record in Volume 427, Page 536, O.P.R.W.C.T., said northerly property line also being the northerly right-of-way of line of U.S. Highway 380 (being a variable width public right-of-way), said beginning point also being on the southwesterly right-of-way line of Fort Worth & Denver Railroad (being a 100' wide railroad right-of-way at this point) from said beginning point a 3" brass disc in concrete stamped "TEXAS STATE DEPARTMENT HIGHWAYS & PUBLIC TRANSPORTATION" (hereinafter referred to as monument found) bears, North 47°03'38" East, 3.13 feet, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,137,589.57 and E: 2,247,718.70;

**THENCE** along the southerly property lines of the said Reid tract and along the said northerly right-of-way line of Highway 380 the following courses and distances:

South 48°08'28" West, 48.89 feet to a monument found;  
North 79°07'00" West, 137.08 feet to a monument found;  
North 61°46'25" West, 559.37 feet to a monument found;  
South 70°13'43" West, 169.95 feet to a monument found at the beginning of a non-tangent curve to the left having a radius of 395.14 feet;  
Along the said curve to the left, an arc length of 554.54 feet and across a chord which bears South 29°59'29" West, a chord length of 510.14 feet to a monument found;  
South 26°47'10" West, 91.31 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as Iron rod set);  
South 80°18'08" West, 400.22 feet to a monument found;  
North 68°43'33" West, 123.50 feet to a monument found at the most westerly northwest property corner of the said 15.25 acre tract, same being the most easterly northeast property corner of a called 4.24 acre tract identified as "Parcel 27", conveyed to the State of Texas by deed thereof filed for record in Volume 424, Page 728, O.P.R.W.C.T.;

**THENCE** South 69°46'55" West, continuing along the said Reid tract and along a north property line of the said 4.24 acre tract, also being the said northerly right-of-way line of U.S. Highway 380, 90.91 feet to the approximate centerline of a creek also known as Waggoner Branch;

THENCE along the said centerline of Waggoner Branch the following courses and distances:

North 17°01'56" East, 86.38 feet;  
North 22°27'10" East, 29.06 feet;  
North 00°56'27" East, 69.67 feet;  
North 09°45'14" West, 50.94 feet;  
North 26°56'04" West, 61.40 feet to the beginning of a curve to the left having a radius of 25.00 feet;  
Along the said curve to the left, an arc length of 48.75 feet and across a chord which bears North 82°47'37" West, a chord length of 41.38 feet;  
South 41°20'50" West, 25.03 feet;  
South 51°27'01" West, 30.49 feet to the beginning of a non-tangent curve to the right having a radius of 20.00 feet;  
Along the said curve to the right, an arc length of 49.18 feet and across a chord which bears North 58°16'34" West, a chord length of 37.69 feet;  
North 12°10'13" East, 46.04 feet to the beginning of a curve to the left having a radius of 40.00 feet;  
Along the said curve to the left, an arc length of 28.10 feet and across a chord which bears North 07°57'15" West, a chord length of 27.52 feet;  
North 28°04'43" West, 41.19 feet;  
North 12°06'20" West, 21.22 feet;  
North 43°14'41" East, 28.27 feet;  
North 55°42'28" West, 79.66 feet;  
North 05°20'49" West, 56.00 feet;  
North 52°45'46" West, 47.45 feet to the beginning of a non-tangent curve to the left having a radius of 41.82 feet;  
Along the said curve to the left, an arc length of 56.41 feet and across a chord which bears North 89°50'54" West, a chord length of 52.23 feet;  
South 51°30'39" West, 12.13 feet;  
South 82°58'49" West, 76.35 feet;  
South 73°30'36" West, 39.30 feet;  
South 57°06'26" West, 32.10 feet to the southeast property corner of a called 4.00 acre tract of land conveyed to Matthew Evan Erwin and Alyssa Deanne Erwin, by deed thereof filed for record in Wise County Clerk's Instrument No. (Ins. No.) 201812457, O.P.R.W.C.T.;

THENCE North 08°47'08" West, along the east property line of the said 4.00 acre tract, at a distance of 167.80 feet passing a 1/2" iron rod with a cap stamped "MANNING 5432" found, in all a distance of 586.17 feet to a 1/2" iron rod with a cap stamped "MANNING 5432" found at the northeast property corner of the said 4.00 acre tract;

THENCE South 78°02'05" West, along the north property line of the said 4.00 acre tract, 468.88 feet to an iron rod set at the northwest property corner of the said 4.00 acre tract, said iron rod set being on a west property line of the said Reid tract, same being a east property line of a called 100.64 acre tract of land (hereinafter referred to as Huling tract) conveyed to Sheri Frances Huling, by deed thereof filed for record in Volume 750, Page 813, O.P.R.W.C.T.;

**THENCE** North 12°32'26" West, along the said property lines, 1,274.58 feet to a 1/2" iron rod found with an illegible cap found at the southeast property corner of a called 6.50 acre tract of land conveyed to Sheri Huling and Jeffrey Huling by deed thereof filed for record in Volume 750, Page 824, O.P.R.W.C.T.;

**THENCE** along the common property lines of the said Reid tract and the said 6.50 acre tract the following courses and distances:

North 12°26'38" West 176.88 feet to a 1/2" iron rod found with an illegible cap found;  
North 33°22'15" West 916.67 feet to a 1/2" iron rod found with an illegible cap found at the north property corner of the said 6.50 acre tract, same being on the southwest property line of the said Reid tract and further being on the northeast property line of the said Huling tract;

**THENCE**, North 33°49'28" West, along the said property lines, 657.72 feet to a 1/2" iron rod found with a yellow illegible cap found at the north property corner of the said Reid tract, same being a northeast property corner of the said Huling tract, said iron rod found also being on the said southwest right-of-way line of the Fort Worth & Denver Railroad;

**THENCE** along the easterly property lines of the said Reid tract and along the said right-of-way line the following courses and distances:

South 56°55'23" East, 2,014.87 feet to a 1/2" iron rod found with an illegible cap found at the beginning of a non-tangent curve to the right having a radius of 2,814.79 feet;  
Along the said curve to the right, an arc length of 700.86 feet and across a chord which bears South 49°47'52" East, a chord length of 699.05 feet to a 5/8" iron rod found;

South 42°40'11" East, 2,431.96 feet to the **POINT OF BEGINNING**.

The herein-described tract of land contains **97.3336 acres (4,239,852 square feet)** of land more or less.

#### **Tract 2**

Easement Estate created in Right of Way Easement executed by Sue Nell Reid and Sherri Frances Huling as Joint Independent Administratrices with the will annexed of the Estate of Eugenia Ruth Sewell, Deceased, and Sue Nell Reid and Sheri Frances Huling and Sue Nell Reid dated October 30, 1997, filed October 31, 1997, recorded in Volume 750, Page 819, Deed Records, Wise County, Texas.

#### **Tract 3**

Easement Estate created in Easement Agreement for Access executed by Joseph Ballard and Sharon Ballard, a married couple and Sue Nell Sewell, dated October 12, 2018, filed October 24, 2018 and recorded under Clerk's File No. 2018-12456, Real Property Records, Wise County, Texas.

**EXHIBIT B**  
**CITY OF DECATUR, TEXAS**  
**NOTICE OF PUBLIC HEARING REGARDING**  
**THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Decatur, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by KG Sable Development, LLC, a Texas limited liability company, KB Land Holdings, LLC, a Texas limited liability company, and Noland Investments, LLC, a Texas limited liability company (collectively, hereinafter referred to as the “Petitioner”), requesting that the City create the Libertas Public Improvement District No. 1 (the “District”) to include property owned by the Petitioner.

**Time and Place of the Hearing.** The public hearing will start at or after 6:00PM on February 9, 2026, at the regular meeting place of the City Council of the City in the City Hall located at 201 E. Walnut St., Decatur, Texas 76234.

**General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District, in phases, that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iv) construction or improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction, or improvement of libraries; (vii) acquisition, construction, or improvement of off-street parking facilities; (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities; (ix) acquisition, construction, or improvement of water, geothermal water conveyance, wastewater, or drainage (including detention) facilities or improvements; (x) the establishment or improvement of parks; (xi) projects similar to those listed in (i)-(x), including similar off-site projects that produce a benefit to the property within the District; (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in the establishment, administration, and operation of the district, including the costs of financing the public improvements listed above, which may include but are not limited to costs associated with the issuance of revenue bonds secured by assessments levied against the property within the District; (xv) the development, rehabilitation, or expansion of affordable housing; and (xvi) payment of expenses associated with operating and maintaining the improvements listed above (together, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Improvements is \$32,000,000.

**Proposed District Boundaries.** The District is proposed to include property owned by Petitioner consisting of approximately 200.4471 acres generally located along the east side of Business Highway 287 and north of Highway 380 and located within the corporate limits of the City. The District is more particularly described by a metes and bounds description and a map available at Decatur City Hall located at 201 E. Walnut St., Decatur, Texas 76234, and available for public inspection during regular business hours.

**Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in full or in part at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

**Proposed Apportionment of Cost District and City.** The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District property. No municipal property in the District shall be assessed. The developer of the property within the District may also pay certain costs of the improvements from other funds available to it as developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

Report Criteria:  
 Summary report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account	
2000	ONE-TIME VENDOR	1266580-000	REFUND - DOUBLE PAYM	1	12/17/2025	.00	.00	105006	Multiple	0100421600	CONF CTR
2042	JP MORGAN CHASE BAN	97842024DEC2025	HTL*SHERATONMYRTLE	281	12/01/2025	51,530.65	51,530.65	Multiple	12/24/2025	0101502300	
1434	IOFFICE	PC-3889	LOGO SHIRTS	2	12/11/2025	120.00	120.00	93101514	12/18/2025	0112501400	PLANNING
1644	PERMANENT IMPROVEM	202512	MONTHLY TRANSFER	1	12/01/2025	600.00	600.00	104946	12/04/2025	0200010100	
1872	UNIFIRST HOLDINGS, LP	2810656040	WEEKLY UNIFORM SERV	1	12/11/2025	174.83	174.83	93101515	12/18/2025	0201501400	PW
2186	KEY CONSTRUCTION HO	3	STA 2 CONSTRUCTION T	2	12/02/2025	114,735.11	114,735.11	93101507	12/11/2025	0900224000	FIRE
2183	TAYLOR OLSON ADKINS	3	PROFESSIONAL SERVIC	2	11/10/2025	.00	.00	760	12/31/2025	1201513000	WCWSD
		4	PROFESSIONAL SERVIC	1	12/02/2025	1,618.50	1,618.50	766	12/09/2025	1201513000	
<b>AP - ADMIN</b>											
2200	BAKER MORAN DOGGET	30248	PROFESSIONAL SERVIC	1	12/10/2025	712.50	712.50	93101512	12/18/2025	0100206200	
1946	WISE COUNTY TAX OFFI	201121620-2025	LOT 2 BLK A AMERICAN T	1	11/12/2025	335.46	335.46	104980	12/11/2025	0100206300	
1844	TML WORKERS COMPEN	20251201	ACCT 3425 CLAIM TX000	1	12/01/2025	243.45	243.45	93101511	12/11/2025	0101501700	
1032	AMAZON CAPITAL SERVI	13XM-QK96-L7WX	RETIREMENT J RAMOS	1	12/15/2025	152.43	152.43	93101512	12/18/2025	0101502300	
		1HNQ-N77K-JP7G	RETIREMENT - J RAMOS	2	12/04/2025	162.23	162.23	93101508	12/11/2025	0101502400	
		17H4-XCDH-CT1K	2026 DESK CALENDAR	1	12/01/2025	4.99	4.99	93101508	12/11/2025	0101510000	
		19C4-THX6-99YM	FRAME	1	12/10/2025	15.29	15.29	93101512	12/18/2025	0101510000	
		1HCM-MWDP-FY4	PC REPLACEMENT - CO	3	12/10/2025	732.03	732.03	93101512	12/18/2025	0101510000	
		1P79-F1C9-FXF7	BLACK INK FOR STAMPS	1	12/10/2025	7.99	7.99	93101512	12/18/2025	0101510000	
		1RQR-LW4L-47QL	LOCKED FILE CABINET F	1	12/12/2025	81.98	81.98	93101512	12/18/2025	0101510000	
1943	WISE COUNTY HISTORIC	202512	MONTHLY PAYMENT	1	12/01/2025	450.00	450.00	104949	12/04/2025	0101525500	
1632	P3WORKS, LLC	0019422	DEC TIRZ NO 1 LEGAL F	1	11/01/2025	4,503.73	4,503.73	93101510	12/11/2025	0101526400	
		0019801	DEC TIRZ NO 1 LEGAL F	1	12/01/2025	850.00	850.00	93101514	12/18/2025	0101526400	
1333	FORVIS MAZARS LLP	2730493	FINAL BILLING FY2025 A	2	11/25/2025	40,000.00	40,000.00	Multiple	12/09/2025	0101526500	
1945	WISE COUNTY MESSEN	300663359	NOTICE CITY OF DECAT	1	11/13/2025	130.40	130.40	93101511	12/11/2025	0101526600	
		300663360	NOTICE CITY OF DECAT	1	11/13/2025	152.80	152.80	93101511	12/11/2025	0101526600	
		300663373	NOTICE ORDINANCE 202	1	11/13/2025	96.80	96.80	93101511	12/11/2025	0101526600	
1228	DECATUR CHAMBER OF	18581	ANNUAL MEMBERSHIP 2	1	12/01/2025	600.00	600.00	104957	12/11/2025	0101527500	
1814	TEXAS MUNICIPAL LEAG	117474-20251210	TMHRA MEMBERSHIP RE	1	12/10/2025	100.00	100.00	105005	12/18/2025	0101527500	
2000	ONE-TIME VENDOR	11806-2026LISTON	2026 DUES - PAM LISTON	1	12/08/2025	200.00	200.00	104956	12/11/2025	0101527500	
1227	DECATUR CHAMBER-IND	202512	MONTHLY PAYMENT	1	12/01/2025	200.00	200.00	104944	12/04/2025	0101537000	
1945	WISE COUNTY MESSEN	300663513	AD - COURTHOUSE	1	11/27/2025	495.00	495.00	93101511	12/11/2025	0101558000	
		300663618	AD - DHS VOLLEYBALL	1	11/20/2025	40.00	40.00	93101511	12/11/2025	0101558000	
		300663772	AD - THANKSGIVING	1	11/27/2025	75.00	75.00	93101511	12/11/2025	0101558000	
		300663780	AD - DHS VOLLEYBALL	1	11/27/2025	40.00	40.00	93101511	12/11/2025	0101558000	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
1925	WHEELER, ASHLEY	483	CLEANING CITY HALL 11/	1	12/05/2025	424.00	424.00	93101511	12/11/2025	0102500000
		492	CLEANING CITY HALL 12/	1	12/19/2025	424.00	424.00	93101515	12/22/2025	0102500000
1032	AMAZON CAPITAL SERVI	1Q9X-HDC1-WQPJ	COFFEE	2	11/26/2025	98.17	98.17	93101508	12/11/2025	0102510000
1785	SYSCO NORTH TEXAS, I	896993861 5	FOOD AND BEVERAGE S	2	12/12/2025	3,478.34	3,478.34	93101515	12/18/2025	0102510000
1063	ATMOS ENERGY	3071694082DEC20	1705 S STATE ST 11/15 - 1	8	12/26/2025	4,240.59	4,240.59	93101515	12/31/2025	0102521500
<b>AP - CONFERENCE</b>										
2000	ONE-TIME VENDOR	1230254-REF	OVERPAYMENT REFUND	1	12/04/2025	112.73	112.73	104952	12/11/2025	0100207500
		20251203-SANRO	DAMAGE DEP REF \$800	1	12/03/2025	823.45	823.45	104942	12/04/2025	0100207500
1230	DECATUR HEAT & AIR, IN	70850239	BEER COOLER REPAIR	1	12/12/2025	277.00	277.00	93101513	12/18/2025	0114520500
1419	IMC WASTE DISPOSAL, I	174305	GREASE TRAP SERVICE	1	11/19/2025	750.00	750.00	104964	12/11/2025	0114520500
2142	GENERATE-UBIQUITY H	502851	INTERNET - DCC	1	12/15/2025	272.99	272.99	93101513	12/18/2025	0114523200
1084	BEN E. KEITH FOODS	55337977	FOOD AND BEVERAGE S	2	12/04/2025	1,706.40	1,706.40	93101508	12/11/2025	0114550000
1785	SYSCO NORTH TEXAS, I	896940248 9	FOOD AND BEVERAGE S	2	11/25/2025	1,251.48	1,251.48	93101510	12/11/2025	0114550000
		896965616 7	FOOD AND BEVERAGE S	2	12/03/2025	2,481.78	2,481.78	93101510	12/11/2025	0114550000
1084	BEN E. KEITH FOODS	55396827	FOOD AND BEVERAGE S	1	12/09/2025	2,716.44	2,716.44	93101512	12/18/2025	0114551000
2000	ONE-TIME VENDOR	20251203-EMERY	REFUND FOR MIXUP TH	1	12/03/2025	108.25	108.25	104945	12/04/2025	0114551000
		20251203-SMITH	REFUND FOR MIXUP TH	1	12/03/2025	108.25	108.25	104943	12/04/2025	0114551000
2163	COMPASS GROUP USA I	20723011	COFFEE AND COFFEE S	1	12/16/2025	410.59	410.59	93101513	12/18/2025	0114551000
1230	DECATUR HEAT & AIR, IN	70699975	SERVICE CALL RTU 13 T	1	12/01/2025	313.00	313.00	93101509	12/11/2025	0114590000
<b>AP - COURT</b>										
2000	ONE-TIME VENDOR	E016307-ADDINGT	CASH BOND REFUND - L	1	12/03/2025	500.00	500.00	104974	12/11/2025	0100206600
1587	MVBA	311966	MVBA COLLECTION FEE	1	12/16/2025	798.00	798.00	93101514	12/18/2025	0100208600
1032	AMAZON CAPITAL SERVI	13WF-R4RQ-7H6Y	DISK STATION	2	12/12/2025	3,034.24	3,034.24	93101512	12/18/2025	0108510000
		1FVQ-M6R4-PPXG	SUGAR, UTENSILS, COF	2	12/11/2025	155.89	155.89	93101512	12/18/2025	0108510000
		1RQN-3KWP-KDV4	PAPER	3	12/16/2025	186.04	186.04	93101512	12/18/2025	0108510000
1370	GREEN, BARRY	BG.12.2025	LEGAL SERVICES - JUDG	1	12/08/2025	2,500.00	2,500.00	104962	12/11/2025	0108526500
1939	WISE COUNTY APPRAIS	120125.CITY	1ST QTR 2026 APPRAISA	1	12/01/2025	36,741.25	36,741.25	104979	12/11/2025	0108560000
<b>AP - EDC</b>										
1122	BROWN & HOFMEISTER,	0152-001 52837 JL	Legal Services	1	12/05/2025	2,452.50	2,452.50	104984	12/18/2025	0601512000
1118	BRIGHTSPEED	460000609019	SVC 11/18/25-12/17/25 94	1	11/18/2025	99.60	99.60	93101508	12/11/2025	0601521500
1156	CENTURYLINK COMMUNI	320491473.DEC202	EDC 800# DEC 2025	1	12/02/2025	67.89	67.89	93101508	12/11/2025	0601521500
1902	WALNUT PLACE HOLDIN	202512	EDC OFFICE RENT	2	12/01/2025	2,490.00	2,490.00	93101507	12/04/2025	0601521500
1228	DECATUR CHAMBER OF	18588	2026 MEMBERSHIP INVE	1	12/15/2025	200.00	200.00	104989	12/18/2025	0601527500
1237	DECATUR ROTARY CLUB	3347	RUNNELS ANNUAL MEM	1	07/07/2025	702.00	702.00	104991	12/18/2025	0601527500
		3361	HOLZBOG ANNUAL MEM	1	07/07/2025	702.00	702.00	104991	12/18/2025	0601527500
1205	CREATE MULTIMEDIA LL	260984	VISIT DECATUR WEBSIT	1	12/01/2025	129.00	129.00	93101513	12/18/2025	0601558000
1434	IOFFICE	PC-3411	NAME BADGES - RAELI,	1	11/25/2025	39.50	39.50	93101514	12/18/2025	0601558000
		PC-3480	SIGN/BANNER CARDINAL	1	11/30/2025	122.25	122.25	93101514	12/18/2025	0601558000
		PC-3512	CLEAR STICKERS	1	12/01/2025	37.00	37.00	93101514	12/18/2025	0601558000
		PC-3698	DEDC STICKERS	1	12/05/2025	50.00	50.00	93101514	12/18/2025	0601558000

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
1863	TX ECONOMIC DEVELOP	200001513	2025 FABTECH REGISTR	1	07/30/2025	1,500.00	1,500.00	105002	12/18/2025	0601558000
1945	WISE COUNTY MESSEN	300663343	MANUFACTURING COL 0	1	11/13/2025	500.00	500.00	93101515	12/18/2025	0601558000
		300663514	COURTHOUSE COL 0140	1	11/27/2025	495.00	495.00	93101515	12/18/2025	0601558000
		300663791	AD - THANKSGIVING	1	11/27/2025	75.00	75.00	93101515	12/18/2025	0601558000
		300663793	AD - DHS VOLLEYBALL	1	11/27/2025	154.80	154.80	93101515	12/18/2025	0601558000
1618	OATES GROUP, LLC	30757	LAWN MAINTENANCE EA	1	11/25/2025	1,630.00	1,630.00	93101514	12/18/2025	0601591300
<b>AP - FIRE</b>										
1421	IMPACT PROMOTIONAL	INV153040	JOB SHIRTS - SANCHEZ,	1	11/25/2025	447.12	447.12	104995	12/18/2025	0109501400
		INV153759	JACKET - SANCHEZ	1	11/28/2025	504.50	504.50	104995	12/18/2025	0109501400
1525	M PAK	153247	BELT, TROUSERS, BUCK	1	12/01/2025	256.22	256.22	104970	12/11/2025	0109501400
1018	AIRGAS USA, LLC	5521070890	OXYGEN TANK RENTAL	1	11/30/2025	167.00	167.00	93101508	12/11/2025	0109502600
1032	AMAZON CAPITAL SERVI	193Y-W399-6MRX	CREDIT MEMO FOR INV	1	12/09/2025	73.95-	73.95-	93101512	12/18/2025	0109510000
		1L9H-HL97-6MT9	CREDIT MEMO FOR INV	1	11/27/2025	99.99-	99.99-	93101508	12/11/2025	0109510000
1610	NORTH TEXAS FIRE SYS	INV-010867	ANNUAL FIRE ALARM MO	1	12/01/2025	480.00	480.00	93101510	12/11/2025	0109520000
2169	FLOWATER INC	3068661	MONTHLY WATER	1	12/01/2025	135.00	135.00	93101509	12/11/2025	0109520000
2093	HOWMEDICA OSTEONIC	9210954838	YR 2 PROCARE SVC LIFE	1	12/01/2025	3,487.32	3,487.32	93101509	12/11/2025	0109520100
1897	VYVE BROADBAND	856-105705.DEC20	VIDEO SVCS DEC 2025 FI	1	12/05/2025	117.50	117.50	105003	12/18/2025	0109521500
1032	AMAZON CAPITAL SERVI	1DYM-P9QL-9J4L	VEHICLE CASE TO HOLD	1	12/02/2025	27.99	27.99	93101508	12/11/2025	0109530000
1559	MES-TEXAS	IN2378526	SERVICE ON RESCUE T	1	11/12/2025	1,902.00	1,902.00	93101509	12/11/2025	0109530000
1032	AMAZON CAPITAL SERVI	1KKY-94V4-T34G	BACKDROPS	1	12/10/2025	105.13	105.13	93101512	12/18/2025	0109550000
		1LK3-FNJQ-FXG6	ADHESIVE, PISTON CUP,	1	12/09/2025	50.43	50.43	93101512	12/18/2025	0109550000
2068	FITZPATRICK DESIGN CO	20230.19	FIRE STATION 2 - PROJE	1	12/01/2025	23,373.93	23,373.93	93101507	12/11/2025	0900553000
2107	HOEFER WELKER LLC	2248141-12	PROFESSIONAL SERVIC	1	11/30/2025	250,005.04	250,005.04	93101507	12/11/2025	0900553000
2158	MURILLO, SOCORRO	101	CATERING FOR GROUND	1	12/07/2025	650.00	650.00	773	12/18/2025	0900553000
<b>AP - HR</b>										
1032	AMAZON CAPITAL SERVI	1CNL-KV6P-JYVL	RETIREMENT J RAMOS	1	12/16/2025	15.48	15.48	93101512	12/18/2025	0101502300
		1TNM-VXGR-KDX1	METAL DISPLAY STAND	1	12/04/2025	14.24	14.24	93101508	12/11/2025	0101502300
1434	IOFFICE	PC-3908	INVITATIONS BOARD AN	1	12/12/2025	37.50	37.50	93101514	12/18/2025	0101502400
2215	MILLENNIUM VEGAS PAR	20251210	DEPOSIT FOR 01-16-2026	2	12/10/2025	2,100.00	300.00	105007	12/22/2025	0101502500
1226	DEARBORN LIFE INS. CO	VF026990-1.JAN20	VF026990 JAN 2026 LIFE	3	12/11/2025	10,144.04	10,144.04	104988	12/18/2025	0101504500
1600	NEW BENEFITS LTD	NB4400AP-134226	MEMBERSHIP FEE NOV 2	1	11/30/2025	1,216.00	1,216.00	93101509	12/11/2025	0101504700
1799	TELUS HEALTH (US) LTD	2480083	EMPLOYEE ASSISTANCE	1	12/05/2025	286.65	286.65	93101510	12/11/2025	0101504700
1029	ALTA LANGUAGE SERVIC	IS818735	SPANISH LANGUAGE TE	1	11/30/2025	127.00	127.00	93101508	12/11/2025	0106502300
<b>AP - INSPECTIONS</b>										
1032	AMAZON CAPITAL SERVI	1746-RQ3K-LCYG	SHIRTS	1	12/01/2025	38.99	38.99	93101508	12/11/2025	0116501400
1640	PENNYWISE ENTERPRIS	012269	OFFICE CLEANING NOV	1	12/11/2025	615.99	615.99	93101514	12/18/2025	0116590000
<b>AP - LIBRARY</b>										
1032	AMAZON CAPITAL SERVI	1D7N-1NKJ-L34D	BOOKS	4	11/24/2025	156.52	156.52	93101508	12/11/2025	0110510000
		1JXG-L671-1FLC	THERMAL PAPER, STAM	2	12/05/2025	463.49	463.49	93101512	12/18/2025	0110510000
		1TMT-YNC1-H39V	SOLAR SYSTEM KIT, PH	2	12/10/2025	126.94	126.94	93101512	12/18/2025	0110510000

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
1647	PITNEY BOWES GLOBAL	3321685314	LEASE OCT 2025 TO DEC	4	12/02/2025	195.96	195.96	104975	12/11/2025	0110511000
1925	WHEELER, ASHLEY	484	CLEANING LIBRARY 11/2	1	12/05/2025	384.00	384.00	93101511	12/11/2025	0110512000
		493	CLEANING LIBRARY 12/5/	1	12/19/2025	384.00	384.00	93101515	12/22/2025	0110512000
2211	MOTION PICTURE LICEN	504466766	2026 BLANKET LICENSE	1	11/01/2025	220.82	220.82	104998	12/18/2025	0110527500
1121	BRODART CO.	B7102999	Adult Book Purchases	1	11/13/2025	18.11	18.11	104953	12/11/2025	0110528000
		B7111128	Youth Book Purchases	1	11/25/2025	13.08	13.08	104983	12/18/2025	0110528000
2208	MICHAEL FREDERICK	883881	BOOKS	1	10/01/2025	50.00	50.00	104972	12/11/2025	0110528000
2210	SHUSHBOOTH LLC	00097	50% DEPOSIT SHUSHBO	2	12/03/2025	17,930.00	17,930.00	93101510	12/11/2025	0110554600
1054	ARROW EXTERMINATOR	64594017	RODENT CONTROL - LIB	1	11/11/2025	42.00	42.00	93101508	12/11/2025	0110590000
<b>AP - MAIN ST</b>										
1205	CREATE MULTIMEDIA LL	260955	MAIN ST WEBSITE SECU	1	11/30/2025	150.00	150.00	93101508	12/11/2025	0104510000
1905	WASTE CONNECTIONS	3221938V186	106 S TRINITY DEC 2025	1	12/01/2025	178.37	178.37	104947	12/04/2025	0104521500
1396	HENDERSON BROADCA	25090087	FALL EVENT RADIO ADS	1	09/30/2025	300.00	300.00	104968	12/11/2025	0104558000
		25100097	FALL EVENT RADIO ADS	1	10/31/2025	300.00	300.00	104968	12/11/2025	0104558000
1945	WISE COUNTY MESSEN	300663499	AD - COURTHOUSE	1	11/27/2025	347.50	347.50	93101511	12/11/2025	0104558000
1455	JOHNSON, IMA	277	JANITORIAL NOV 2025	1	11/17/2025	260.00	260.00	93101507	12/04/2025	0104590000
		278	JANITORIAL DEC 2025	1	12/12/2025	260.00	260.00	93101514	12/18/2025	0104590000
1890	VICTOR STANLEY, INC.	SO62847	REPAIR PARTS	1	11/25/2025	55.00	55.00	93101512	12/18/2025	0407550200
2000	ONE-TIME VENDOR	703	REIMBURSEMENT SWIRL	1	11/21/2025	479.15	479.15	774	12/18/2025	0407550200
<b>AP - PLANNING</b>										
1032	AMAZON CAPITAL SERVI	17DQ-T6GF-GRGJ	OFFICE SUPPLIES	2	11/25/2025	328.40	328.40	93101508	12/11/2025	0112510000
1945	WISE COUNTY MESSEN	300663814	NOTICE BOA25-0010	1	11/27/2025	273.60	273.60	93101511	12/11/2025	0112526600
		300663815	NOTICE BOA250011	1	11/27/2025	243.20	243.20	93101511	12/11/2025	0112526600
<b>AP - POLICE</b>										
1747	SILVERBACK SHREDDIN	11690	SHREDDING	1	12/01/2025	90.00	90.00	104977	12/11/2025	0106510000
1675	QUADIENT FINANCE USA	7973DEC2025	Postage Fee	1	11/20/2025	452.80	452.80	104976	12/11/2025	0106511000
1543	MASSEY SERVICES	68641383	PEST CONTROL - PD	1	12/05/2025	118.00	118.00	93101514	12/18/2025	0106520500
1925	WHEELER, ASHLEY	485	CLEANING POLICE 11/21/	1	12/05/2025	576.00	576.00	93101511	12/11/2025	0106520500
		494	CLEANING POLICE 12/5/2	1	12/19/2025	576.00	576.00	93101515	12/22/2025	0106520500
1063	ATMOS ENERGY	3071694082NOV20	106 S TRINITY ST 10/17 -	8	11/26/2025	1,718.11	1,718.11	93101506	12/04/2025	0106521500
1897	VYVE BROADBAND	856-026927.DEC20	VIDEO SVCS DEC 2025 P	1	12/09/2025	126.42	126.42	105003	12/18/2025	0106521500
1577	MOORE DATA SOLUTION	0015471	PD - DEC 2025 RETAINER	1	12/01/2025	5,325.00	5,325.00	93101509	12/11/2025	0106523000
1533	MANSFIELD OIL COMPAN	SQLCD-1151334	FUEL CONSUMPTION - A	2	12/03/2025	6,591.53	6,591.53	104971	12/11/2025	0106530000
1229	DECATUR CONFERENCE	1240231-000	CITIZENS POLICIE ACAD	1	11/13/2025	541.13	541.13	104958	12/11/2025	0106550000
1231	DECATUR HIGH SCHOOL	20251216	SPONSOR FOR POWERL	1	12/16/2025	1,000.00	1,000.00	104990	12/18/2025	0106550000
1163	CHICO AUTO PARTS & S	01NV044196	Wrecker	1	06/09/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV044601	Wrecker	1	06/17/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV044777	Wrecker	1	06/19/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV044933	Wrecker	1	06/23/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV044935	Wrecker	1	06/23/2025	225.00	225.00	104985	12/18/2025	0106556000

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
		01NV046115	Wrecker	1	07/15/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV046192	Wrecker	1	07/16/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV046873	Wrecker	1	07/28/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV047291	Wrecker	1	08/04/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV047675	Wrecker	1	08/11/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV047676	Wrecker	1	08/11/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV048043	Wrecker	1	08/18/2025	750.00	750.00	104985	12/18/2025	0106556000
		01NV049554	Wrecker	1	09/15/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV050287	Wrecker	1	09/29/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV050650	Wrecker	1	10/06/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV051260	Wrecker	1	10/17/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV051399	Wrecker	1	10/20/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV051863	Wrecker	1	10/28/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV051937	Wrecker	1	10/30/2025	225.00	225.00	104985	12/18/2025	0106556000
		01NV052255	Wrecker	1	11/04/2025	225.00	225.00	104954	12/11/2025	0106556000
		01NV052789	Wrecker	1	11/14/2025	225.00	225.00	104954	12/11/2025	0106556000
		01NV053234	Wrecker	1	11/24/2025	225.00	225.00	104954	12/11/2025	0106556000
1430	INTEGRITY WRECKER &	02573	Wrecker	1	11/12/2025	225.00	225.00	104966	12/11/2025	0106556000
		02590	Wrecker	1	11/23/2025	225.00	225.00	104966	12/11/2025	0106556000
		02601	Wrecker	1	11/29/2025	225.00	225.00	104966	12/11/2025	0106556000
1470	HAND, TERRY	100144	wrecker	1	11/20/2025	225.00	225.00	104963	12/11/2025	0106556000
		100206	wrecker	1	11/30/2025	225.00	225.00	104963	12/11/2025	0106556000
		101455	wrecker	1	11/19/2025	350.00	350.00	104963	12/11/2025	0106556000
		101472	wrecker	1	11/18/2025	225.00	225.00	104963	12/11/2025	0106556000
		101511	wrecker	1	11/13/2025	225.00	225.00	104963	12/11/2025	0106556000
1048	APPLIED CONCEPTS, IN	468548	RADAR LEASE SO 31200	1	12/01/2025	176.11	176.11	93101512	12/18/2025	0106596500
		468549	RADAR LEASE SO 30580	1	12/01/2025	278.33	278.33	93101512	12/18/2025	0106596500
		468550	RADAR LEASE SO 28083	1	12/01/2025	338.19	338.19	93101512	12/18/2025	0106596500
		468551	RADAR LEASE SO 27810	1	12/01/2025	456.61	456.61	93101512	12/18/2025	0106596500
		468552	RADAR LEASE SO 27862	1	12/01/2025	295.56	295.56	93101512	12/18/2025	0106596500
		468553	RADAR LEASE SO 31235	1	12/01/2025	245.19	245.19	93101512	12/18/2025	0106596500
		468554	RADAR LEASE SO 28669	1	12/01/2025	195.83	195.83	93101512	12/18/2025	0106596500
1340	GAGE, PATTI	20251202	CHRISTMAS PARTY - KID	1	12/02/2025	1,041.00	1,041.00	768	12/11/2025	0407550600
1945	WISE COUNTY MESSEN	300663363	AUCTION NOTICE-POLIC	1	11/13/2025	97.60	97.60	93101507	12/11/2025	0407550600
		300663607	AUCTION NOTICE-POLIC	1	11/20/2025	61.60	61.60	93101507	12/11/2025	0407550600
2027	SEDALCO, INC	19	POLICE BLDG PERIOD T	1	11/21/2025	1,325,730.47	1,325,730.47	93101507	12/11/2025	0900224000
1119	BRINKLEY SARGENT WI	40	PD BUILDING ARCHITEC	1	12/10/2025	10,769.65	10,769.65	93101511	12/18/2025	0900553500
<b>AP - PUBLIC WORKS</b>										
1762	STAPLES ADVANTAGE	6047650924	OFFICE SUPPLIES	1	11/08/2025	34.15	34.15	93101510	12/11/2025	0201510000
		6047650925	OFFICE SUPPLIES	1	11/08/2025	136.42	136.42	93101510	12/11/2025	0201510000

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
		6048126150	CREDIT FOR RETURN IN	1	11/15/2025	58.89-	58.89-	93101510	12/11/2025	0201510000
		6048126151	OFFICE SUPPLIES	1	11/15/2025	58.89	58.89	93101510	12/11/2025	0201510000
2136	TEXAS EXCAVATION SAF	25-22672	LINE LOCATE TICKET FE	1	11/30/2025	164.45	164.45	93101511	12/11/2025	0201510000
1610	NORTH TEXAS FIRE SYS	INV-010979	QTRLY MONITORING OC	1	12/15/2025	120.00	120.00	93101514	12/18/2025	0201512000
1872	UNIFIRST HOLDINGS, LP	2810652300	WEEKLY JANITORIAL SU	1	11/27/2025	24.22	24.22	93101511	12/11/2025	0201512000
		2810655476	WEEKLY JANITORIAL SU	1	12/04/2025	24.22	24.22	93101511	12/11/2025	0201512000
		2810659669	WEEKLY JANITORIAL SE	1	12/11/2025	24.22	24.22	93101515	12/18/2025	0201512000
1925	WHEELER, ASHLEY	482	CLEANING ANNEX 11/22/	1	12/05/2025	286.00	286.00	93101511	12/11/2025	0201512000
		491	CLEANING ANNEX 12/5/2	1	12/19/2025	286.00	286.00	93101515	12/22/2025	0201512000
1476	KIMLEY-HORN AND ASS	069408000-1125	DECATUR GS ENGINEER	6	11/30/2025	13,124.77	13,124.77	Multiple	12/18/2025	0201526000
		061009069-1125	DECATUR 1.0 MGD WWT	1	11/30/2025	114,500.00	114,500.00	93101512	12/18/2025	0201555500
		061009070-1125	DECATUR NORTHSIDE S	1	11/30/2025	30,757.76	30,757.76	93101512	12/18/2025	0201555500
		061009071-1125	DECATUR WATER TREAT	1	11/30/2025	97,750.00	97,750.00	93101512	12/18/2025	0201555500
1754	SOUTHERN COMPUTER	INV00856243	SCADA EQUIPMENT	1	11/21/2025	2,385.64	2,385.64	770	12/11/2025	0201555500
2124	ANDERSON, ERIC	1141	SUNSET EST SCADA INT	2	09/02/2025	13,295.00	13,295.00	Multiple	Multiple	0201555500
1073	BADGER METER, INC.	80219600	METER SERVICES FOR N	1	11/26/2025	3,386.51	3,386.51	104951	12/11/2025	0208523200
<b>AP - WCWSD</b>										
1476	KIMLEY-HORN AND ASS	061036010-1125	DECATUR RWPS & WL	1	11/30/2025	55,750.00	55,750.00	772	12/18/2025	1201512000
1789	TARRANT REGIONAL WA	20251201	MO RAW WATER 11/1/25	1	12/01/2025	56,193.66	56,193.66	765	12/09/2025	1201516500
1939	WISE COUNTY APPRAIS	120125.WCWSD	1ST QTR 2026 APPRAISA	1	12/01/2025	1,949.00	1,949.00	767	12/10/2025	1201517500
<b>AP- IT</b>										
1564	MICHAELS KEYS, INC.	00805	2026 CLOUD SERVICE	1	11/30/2025	2,609.40	2,609.40	104973	12/11/2025	0118523000
1147	CASELLE LLC	INV-13882	MAINTENANCE JAN 2026	1	12/04/2025	5,125.00	5,125.00	93101508	12/11/2025	0118523200
1061	AT&T MOBILITY	2124X12032025	CELL PHONES 10/26 - 11/	1	11/25/2025	90.00	90.00	104950	12/11/2025	0118535000
		8084X12032025	CELL PHONES 10/26 - 11/	1	11/25/2025	1,151.89	1,151.89	104950	12/11/2025	0118535000
		8690X12032025	CELL PHONES 10/26 - 11/	1	11/25/2025	1,909.36	1,909.36	104950	12/11/2025	0118535000
1083	BELWAVE COMMUNICATI	82377	INTERNET SVCS JAN 202	1	12/10/2025	1,414.44	1,414.44	93101512	12/18/2025	0118535000
1118	BRIGHTSPEED	405000678958	CITY PHONES 11/22/25 -	1	11/22/2025	3,029.88	3,029.88	93101508	12/11/2025	0118535000
1886	VERIZON WIRELESS	8130180071	CELL PHONES 12/5/25 - 1	1	12/04/2025	569.12	569.12	93101515	12/18/2025	0118535000
2119	ZAYO EDUCATION INC	V046942	PHONE SYSTEM NOV 20	1	11/30/2025	1,713.05	1,713.05	93101511	12/11/2025	0118535000
2142	GENERATE-UBIQUITY H	506609	INTERNET - ANNEX	1	12/15/2025	913.00	913.00	93101513	12/18/2025	0118535000
		506610	INTERNET - CITY HALL	1	12/15/2025	913.00	913.00	93101513	12/18/2025	0118535000
<b>AP- UTILITY BILLING</b>										
2000	ONE-TIME VENDOR	20251125-DALDIRT	HYDRANT METER DEPO	1	11/25/2025	1,500.00	1,500.00	104955	12/11/2025	0200221000
1905	WASTE CONNECTIONS	3221145V186	RESIDENTIAL RECYCLIN	1	12/01/2025	10,154.59	10,154.59	104947	12/04/2025	0203513000
		3221169V186	RESIDENTIAL REFUSE N	1	12/01/2025	33,285.60	33,285.60	104947	12/04/2025	0203513000
1657	POSTMASTER	20251031	PERMIT 156 ANNUAL FEE	1	12/16/2025	370.00	370.00	105000	12/18/2025	0204511000
1913	WCWSD REVENUE	202512	MONTHLY TRANSFER	1	12/01/2025	60,000.00	60,000.00	104948	12/04/2025	0204560000
<b>AP-PW-AIRPORT</b>										
1426	INGUANZO, DAVID	10312025	AIRPORT TERMINAL CUS	1	10/31/2025	495.00	495.00	104996	12/18/2025	0103510000

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
		11302025	AIRPORT TERMINAL CUS	1	11/30/2025	440.00	440.00	104996	12/18/2025	0103510000
		12312025	AIRPORT TERMINAL CUS	1	12/31/2025	495.00	495.00	104996	12/18/2025	0103510000
1054	ARROW EXTERMINATOR	64594024	QUARTERLY PEST CONT	1	11/13/2025	64.00	64.00	93101508	12/11/2025	0103520500
1032	AMAZON CAPITAL SERVI	1NNT-RGMQ-Y4XL	FILTERS	1	11/26/2025	329.54	329.54	93101508	12/11/2025	0103550000
1794	TCEQ	GPS0278836	ANNUAL RENEWAL STOR	2	12/31/2025	400.00	400.00	105001	12/18/2025	0103550000
1946	WISE COUNTY TAX OFFI	20251008-2025TAX	ACCT 201129082 VISTA P	3	10/08/2025	27,392.00	27,392.00	104980	12/11/2025	0103550000
2153	CRYSTAL CLEAN INC	19708738	USED OIL PICKUP - AIRP	1	12/10/2025	42.00	42.00	104987	12/18/2025	0103550000
1008	AARC ENVIRONMENTAL,	001-105113	2026 SPILL PREVENTION	1	12/02/2025	650.00	650.00	93101507	12/11/2025	0103585000
		001-105128	TCEQ REQUIRED SPCC I	1	12/02/2025	1,350.00	1,350.00	93101507	12/11/2025	0103585000
		001-105441	2026 SW POLLUTION PR	1	12/02/2025	650.00	650.00	93101507	12/11/2025	0103585000
1225	DBT TRANSPORTATION	90188808	CIVIL SITE WORK	1	11/26/2025	32,500.00	32,500.00	93101509	12/11/2025	0103586000
<b>AP-PW-CEMETERY</b>										
1657	POSTMASTER	20251211-CEMETE	PERMIT 156 CEMETERY	1	12/11/2025	804.97	804.97	104981	12/12/2025	0111511000
1363	GOT TO GO SOLUTIONS	16695	PORTABLE RESTROOM	1	11/21/2025	105.00	105.00	104961	12/11/2025	0111520500
1900	WALL, JOHNNY	278174	MOW & WEED EAT SAND	1	11/25/2025	450.00	450.00	93101511	12/11/2025	0111520500
2207	JOHN B DENTON CHAPT	20251117	DONATION CHRISTMAS	1	11/17/2025	2,000.00	2,000.00	769	12/11/2025	0900556000
<b>AP-PW-PARKS</b>										
1871	UNIFIRST FIRST AID & SA	2260844	FIRST AID KIT REFILL - P	1	11/25/2025	169.74	169.74	93101511	12/11/2025	0115510000
1280	ELLIOTT ELECTRIC SUP	23-64652-01	WORK AT BIG MOMMA P	1	12/10/2025	2,200.76	2,200.76	104992	12/18/2025	0115512000
		23-64652-02	WORK AT BIG MOMMA P	1	12/11/2025	6.25	6.25	104992	12/18/2025	0115512000
1059	ASPEN SITE RENTALS, L	144645	PUBLIC RR FACILITIES R	1	12/01/2025	545.00	545.00	93101508	12/11/2025	0115512100
1233	HENSON LUMBER LTD	2511-025444	SUPPLIES	1	11/18/2025	12.30	12.30	104993	12/18/2025	0115512200
		2511-025800	SUPPLIES	1	11/19/2025	4.95	4.95	104993	12/18/2025	0115512200
1303	EWING IRRIGATION PRO	28342224	SUPPLIES	1	11/12/2025	95.74	95.74	93101509	12/11/2025	0115512200
2213	DYNAMIC DISCS INC	INV272113	DISC GOLF SUPPLIES	1	12/03/2025	68.57	68.57	93101516	12/31/2025	0115512200
1163	CHICO AUTO PARTS & S	01NV049317	2008 GMC LANDSCAPE T	1	09/11/2025	1,048.03	1,048.03	104985	12/18/2025	0115530000
1807	TEXAS CUSTOM TRAILER	30651	TRAILER TIRE	1	12/02/2025	272.23	272.23	93101510	12/11/2025	0115530000
1906	WATERPLAY SOLUTIONS	INV-89138	DECATUR PUBLIC SAFET	1	11/26/2025	308,255.90	308,255.90	771	12/11/2025	0900554000
		INV-89146	DECATUR PUBLIC SAFET	1	11/27/2025	258,029.58	258,029.58	771	12/11/2025	0900554000
2202	MERCHANT LANDSCAPE	5072	50% DEP - Splash Pad Pro	3	11/21/2025	32,400.00	32,400.00	93101506	12/04/2025	0900554000
<b>AP-PW-STREETS</b>										
1872	UNIFIRST HOLDINGS, LP	2810651253	WEEKLY UNIFORM SERV	1	11/26/2025	77.65	77.65	93101511	12/11/2025	0107501400
		2810654741	WEEKLY UNIFORM SERV	1	12/03/2025	77.65	77.65	93101511	12/11/2025	0107501400
		2810658828	WEEKLY UNIFORM SERV	1	12/10/2025	77.65	77.65	93101515	12/18/2025	0107501400
2173	ICEFUL SERVICES LLC	279	ICE MACHINE CLEANING	2	12/05/2025	409.99	409.99	93101513	12/18/2025	0107512000
1905	WASTE CONNECTIONS	3192719V187	MONTHLY SLUDGE DISP	2	12/01/2025	4,138.48	4,138.48	104947	12/04/2025	0107512100
1265	DYNASTY OVERHEAD D	882770	AUTOMATED DOOR OPE	2	11/20/2025	1,795.00	1,795.00	104959	12/11/2025	0107520000
1950	WISE ELECTRIC COOPE	313680-003 NOV20	1395 BRIAR CROSSING D	2	12/11/2025	179.18	179.18	93101515	12/18/2025	0107522500
		313680-006 NOV20	STREET LIGHTS INDUST	1	12/11/2025	236.28-	236.28-	93101515	12/18/2025	0107522500
1112	BRIDGEPORT AUTOMOTI	001-766740	PARTS FOR 2003 FREIGH	1	12/16/2025	157.65	157.65	104982	12/18/2025	0107530000

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
1240	DECATUR TIRE	075598	TIRE REPLACEMENT	1	12/09/2025	454.86	454.86	93101513	12/18/2025	0107530000
		075788	TIRE REPAIR 2003 FREIG	1	12/16/2025	46.35	46.35	93101513	12/18/2025	0107530000
		075789	TIRE REPAIR 2018 NEW	1	12/16/2025	91.53	91.53	93101513	12/18/2025	0107530000
1458	JR EQUIPMENT REPAIR	2471	CAT LOADER REPAIR	1	12/10/2025	305.00	305.00	93101514	12/18/2025	0107530000
1552	MCMASTER NEW HOLLA	28152	EQUIPMENT REPAIR	1	12/15/2025	99.20	99.20	104997	12/18/2025	0107530000
1775	BLYTHE CONSTRUCTION	68001803-6250-25	COLD MIX PATCHING MA	1	12/04/2025	2,840.00	2,840.00	93101510	12/11/2025	0107555000
2196	DESIGN A SIGN INC	494	TRAFFIC CONES	1	12/16/2025	2,799.00	2,799.00	93101513	12/18/2025	0107555000
<b>AP-PW-UTIL.MAINT.</b>										
1872	UNIFIRST HOLDINGS, LP	2810651263	WEEKLY UNIFORM SERV	1	11/26/2025	115.18	115.18	93101511	12/11/2025	0207501400
		2810654753	WEEKLY UNIFORM SERV	1	12/03/2025	115.18	115.18	93101511	12/11/2025	0207501400
		2810658848	WEEKLY UNIFORM SERV	1	12/10/2025	115.18	115.18	93101515	12/18/2025	0207501400
2173	ICEFUL SERVICES LLC	283	ICE MACHINE CLEANING	2	12/08/2025	504.99	504.99	93101513	12/18/2025	0207512000
1032	AMAZON CAPITAL SERVI	16T1-HPFY-DK9N	SHOP SUPPLIES	1	12/12/2025	143.98	143.98	93101512	12/18/2025	0207520000
		1Y3L-MTX7-Y1WN	SHOP SUPPLIES	1	12/05/2025	51.85	51.85	93101508	12/11/2025	0207520000
1179	CLS SEWER EQUIPMENT	33084	COMPRESSION COUPLI	1	11/05/2025	389.31	389.31	104986	12/18/2025	0207520000
1233	HENSON LUMBER LTD	2511-029912	SHOP SUPPLIES - UTILIT	1	12/10/2025	8.80	8.80	104993	12/18/2025	0207520000
1552	MCMASTER NEW HOLLA	27798	SHOP SUPPLIES - UTILIT	1	12/03/2025	7.81	7.81	104997	12/18/2025	0207520000
1872	UNIFIRST HOLDINGS, LP	2810651276	WEEKLY JANITORIAL SU	2	11/26/2025	23.93	23.93	93101511	12/11/2025	0207520000
		2810654768	WEEKLY JANITORIAL SU	2	12/03/2025	48.29	48.29	93101511	12/11/2025	0207520000
		2810658861	WEEKLY JANITORIAL SU	2	12/10/2025	24.58	24.58	93101515	12/18/2025	0207520000
1948	WISE COUNTY WINSUPP	178258 01	SHOP SUPPLIES - UTILIT	1	12/08/2025	57.67	57.67	105004	12/18/2025	0207520000
		178587 01	SHOP SUPPLIES - UTILIT	1	12/10/2025	11.80	11.80	105004	12/18/2025	0207520000
		178756 01	SHOP SUPPLIES - UTILIT	1	12/12/2025	24.44	24.44	105004	12/18/2025	0207520000
1950	WISE ELECTRIC COOPE	313680-002 NOV20	OLIVER CK LIFT STATION	1	12/11/2025	85.99	85.99	93101515	12/18/2025	0207521500
		313680-004 NOV20	365 BUCHANAN RD NOV	1	12/11/2025	689.90	689.90	93101515	12/18/2025	0207521500
1163	CHICO AUTO PARTS & S	01NV046920	2008 FORD F350	1	07/29/2025	896.41	896.41	104985	12/18/2025	0207530000
		01NV051752	2018 CHEV SIVERADO 15	1	10/27/2025	542.72	542.72	104954	12/11/2025	0207530000
1466	KARL KLEMENT FORD-M	FOCS261268	2024 FORD F250	1	11/26/2025	160.78	160.78	104967	12/11/2025	0207530000
1552	MCMASTER NEW HOLLA	27996	EQUIPMENT REPAIR	1	12/10/2025	600.00	600.00	104997	12/18/2025	0207530000
1626	O'REILLY AUTOMOTIVE, I	2485-159372	BULB FOR VEHICLE	1	11/18/2025	7.37	7.37	104999	12/18/2025	0207530000
		2485-162147	PARTS	1	12/02/2025	30.55	30.55	104999	12/18/2025	0207530000
		2485-162390	VEHICLE PARTS	1	12/03/2025	258.43	258.43	104999	12/18/2025	0207530000
2201	ARROW HYDRAULICS LL	2281	EQUIPMENT REPAIR	1	12/04/2025	50.80	50.80	93101512	12/18/2025	0207530000
1314	FERGUSON HOLDINGS I	1635181	INFRASTRUCTURE MATE	1	11/24/2025	1,680.00	1,680.00	104960	12/11/2025	0207555000
1932	WINSUPPLY COOKE COU	471945 01	INFRASTRUCTURE MATE	1	12/02/2025	1,583.49	1,583.49	93101511	12/11/2025	0207555000
		472310 01	INFRASTRUCTURE MATE	1	12/09/2025	3,137.02	3,137.02	93101515	12/18/2025	0207555000
<b>AP-PW-WTP</b>										
1872	UNIFIRST HOLDINGS, LP	2810651541	WEEKLY UNIFORM SERV	1	11/26/2025	44.53	44.53	93101511	12/11/2025	0202501400
		2810655029	WEEKLY UNIFORM SERV	1	12/03/2025	44.53	44.53	93101515	12/18/2025	0202501400
		2810659071	WEEKLY UNIFORM SERV	1	12/10/2025	44.53	44.53	93101515	12/18/2025	0202501400

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1032	AMAZON CAPITAL SERVI	11KY-N7PX-MLP6	OFFICE SUPPLIES	1	12/15/2025	74.43	74.43	93101512	12/18/2025	0202510000
1434	IOFFICE	3929	ENVELOPES FOR 2025 T	1	12/12/2025	710.00	710.00	93101514	12/18/2025	0202510000
1657	POSTMASTER	20251211-PW	PERMIT 156 TCEQ ANNU	1	12/11/2025	1,694.20	1,694.20	104981	12/12/2025	0202511000
1872	UNIFIRST HOLDINGS, LP	2810651534	WEEKLY JANITORIAL SU	1	11/26/2025	20.03	20.03	93101511	12/11/2025	0202520000
		2810655026	WEEKLY JANITORIAL SU	1	12/03/2025	32.21	32.21	93101515	12/18/2025	0202520000
		2810659069	WEEKLY JANITORIAL SU	1	12/10/2025	20.03	20.03	93101515	12/18/2025	0202520000
1270	EAGLE LABS INC	40759	Annual Contract for Water	1	11/20/2025	6,356.16	6,356.16	93101509	12/11/2025	0202520600
1515	LOWER COLORADO RIV	LAB-0088754	TCEQ REQUIRED WATER	1	11/25/2025	488.00	488.00	104969	12/11/2025	0202520600
1755	SOUTHERN PETROLEUM	N0651095	TCEQ REQUIRED TESTIN	1	12/01/2025	90.00	90.00	93101510	12/11/2025	0202520600
		N0651705	TCEQ REQUIRED TESTIN	1	12/09/2025	45.00	45.00	93101515	12/18/2025	0202520600
		N0651849	TCEQ REQUIRED TESTIN	1	12/10/2025	628.00	628.00	93101515	12/18/2025	0202520600
		N0652129	TCEQ REQUIRED TESTIN	1	12/12/2025	90.00	90.00	93101515	12/18/2025	0202520600
1788	TARRANT COUNTY PUB	41262	TCEQ REQUIRED WATER	1	11/30/2025	300.00	300.00	104978	12/11/2025	0202520600
2039	PVS DX INC	767008090-25	CHLORINE, 2000#	1	12/08/2025	2,287.40	2,287.40	93101515	12/18/2025	0202520600
<b>AP-PW-WWTP</b>										
1427	INK N STITCH, LLC	192835	EMBROIDERY HATS	1	11/21/2025	456.00	456.00	104965	12/11/2025	0205501400
1872	UNIFIRST HOLDINGS, LP	2810652100	WEEKLY UNIFORM SERV	1	11/27/2025	35.66	35.66	93101511	12/11/2025	0205501400
		2810655254	WEEKLY UNIFORM SERV	1	12/04/2025	35.66	35.66	93101511	12/11/2025	0205501400
		2810659806	WEEKLY UNIFORM SERV	1	12/11/2025	34.95	34.95	93101515	12/18/2025	0205501400
1606	C BAR N ENGRAVING	283	ACRYLIC AWARD - T BER	2	12/14/2025	138.00	138.00	93101513	12/18/2025	0205510000
1872	UNIFIRST HOLDINGS, LP	2810652095	WEEKLY JANITORIAL SU	1	11/27/2025	22.93	22.93	93101511	12/11/2025	0205520000
		2810655249	WEEKLY JANITORIAL SU	1	12/04/2025	22.93	22.93	93101511	12/11/2025	0205520000
		2810659391	WEEKLY JANITORIAL SU	1	12/11/2025	55.79	55.79	93101515	12/18/2025	0205520000
1071	BACKFLOW SOLUTIONS	10913	F.O.G. START UP AND AN	1	12/04/2025	2,500.00	2,500.00	93101512	12/18/2025	0205520500
1417	IDEXX DISTRIBUTION, IN	3190363639	LAB SUPPLIES	1	12/15/2025	3,089.09	3,089.09	104994	12/18/2025	0205520600
1755	SOUTHERN PETROLEUM	N0650687	TCEQ REQUIRED TESTIN	1	11/25/2025	248.00	248.00	93101510	12/11/2025	0205520600
		N0651072	TCEQ REQUIRED TESTIN	1	12/01/2025	250.00	250.00	93101510	12/11/2025	0205520600
		N0651116	TCEQ REQUIRED TESTIN	1	12/01/2025	248.00	248.00	93101510	12/11/2025	0205520600
		N0651218	TCEQ REQUIRED TESTIN	1	12/02/2025	223.00	223.00	93101510	12/11/2025	0205520600
		N0651750	TCEQ REQUIRED TESTIN	1	12/09/2025	248.00	248.00	93101515	12/18/2025	0205520600
		N0651954	TCEQ REQUIRED TESTIN	1	12/11/2025	223.00	223.00	93101515	12/18/2025	0205520600
		N0652303	TCEQ REQUIRED TESTIN	1	12/16/2025	248.00	248.00	93101515	12/18/2025	0205520600
2150	EUROFINS ENVIRONME	00069315	TCEQ REQUIRED TESTIN	1	11/30/2025	1,800.00	1,800.00	93101509	12/11/2025	0205520600
2206	PHENOVA INC	221303	PURIFICATION SUPPLIES	1	10/28/2025	191.32	191.32	93101510	12/11/2025	0205520600
1533	MANSFIELD OIL COMPAN	SQLCD-1151336	FUEL CONSUMPTION - AI	9	12/03/2025	6,188.79	6,188.79	104971	12/11/2025	0205530500
Grand Totals:						3,328,523.83	3,326,723.83			

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Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Account
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Report Criteria:  
Summary report type printed

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**MINUTES OF THE  
CITY COUNCIL MEETING  
Monday, December 8, 2025, at 6:00 p.m.**

The Decatur City Council meeting was called to order by Mayor McQuiston at 6:00 p.m. Mayor McQuiston declared a moment of silence and led the pledge. Those in attendance included Mayor Mike McQuiston and Council members: Eddie Allen, Will Carpenter, Jake Hayes, and Debra Jackson. Council members Melinda Reeves and Darlene Hilton were absent. Staff members present: City Manager Nate Mara, Police Chief Delvon Campbell, Fire Division Chief of Operations Jeffry Smith, Development Services Director Wayne Smith, Planning Director Lisa Hannon, Public Works/Airport Director Greg Hall, Finance Director Jennifer Summers, Human Resource Director Judi Conger, City Secretary Asucena Delgado, City Attorney Pam Liston, and Technology Services Specialist Joe Wyatt.

**CITIZENS COMMENTS AND ANNOUNCEMENTS.** Please complete a Speaker Registration Form before speaking. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on the agenda. Comments should be made to the Council rather than to individual members, and no action will be taken by the Council.

No public comment.

Mayor McQuiston decided to discuss item number three before going into executive session.

**Agenda item 3:**

City Manager Mara reminded Council that in September 2025, Council approved moving forward with the 2026 Certificates of Obligation (CO) package. Since that approval, bond counsel and the City's financial advisors completed all required preparations and advertising, culminating in the proposed ordinance presented for adoption. It was noted that state law allows this ordinance to be adopted with a single reading, despite the City Charter typically requiring two readings.

Murphy Davis Jr. of Sentry Management, the City's financial advisor, presented the final bond sale results. Hilltop Securities served as the lead underwriter, with Raymond James and Frost added to the underwriting team to expand market coverage and help secure more favorable pricing. The bond sale was completed successfully this morning. The City's rates remained unchanged from the expectations discussed during the pre-marketing call on Friday. One key figure to note: the all-in True Interest Cost (TIC), which reflects the total cost of issuance, including underwriting and related expenses came in at 4.71%.

City staff reiterated that the bond proceeds will fund major capital projects, including:

- Construction of Fire Station No. 2
- Rehabilitation of Fire Station No. 1
- Phase One of the water and wastewater treatment plant expansion
- Construction of a new north-side sewer treatment facility and associated gravity sewer lines

3. DISCUSSION AND CONSIDERATION OF ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF DECATUR, TEXAS, TAX AND LIMITED WATERWORKS AND SEWER SYSTEM REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026," INCLUDING THE ADOPTION OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF SUCH BONDS AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO. **ORDINANCE 2025-12-45**

Councilmember Allen moved to approve the ordinance as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

The Council Convened into Executive Session at 6:08 p.m.

2. **EXECUTIVE SESSION** - In accordance with the Texas Government Code, Section 551.001, et seq., City Council will recess into Executive Session (closed meeting) to discuss the following:
  1. **§ 551.071: LEGAL ADVICE – CONSULTATION WITH ATTORNEY REGARDING PENDING OR CONTEMPLATED LITIGATION OR SETTLEMENT OFFER OR 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: TOWING AND VEHICLE STORAGE.**

The Council reconvened into open session at 6:25 p.m. No action taken.

4. **CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION APPROVING THE REVISED CITY OF DECATUR POLICIES AND PROCEDURES FOR STATE AND FEDERALLY GRANT-FUNDED PROJECTS.**

Councilmember Carpenter moved to approve the resolution R2025-12-33 as presented. Councilmember Allen seconded the motion. The motion passed unanimously.

5. **CONSIDER AND TAKE APPROPRIATE ACTION TO APPOINT A PLANNING & ZONING COMMISSIONER AND ALTERNATES.**

Councilmember Jackson moved to approve the appointment of Samer Mohamed to the P&Z commission replacing Terry Berube. Councilmember Carpenter seconded the motion. The motion passed unanimously.

Councilmember Jackson moved to appoint Melinda Ray as the first alternate and Brad Morgan as the second alternate to the P&Z Commission, with the provision that when an alternate serves in place of a regular member, they shall have the same voting authority as any full member of the Commission. Councilmember Carpenter seconded the motion. The motion passed unanimously.

6. **COUNCIL WILL REVIEW NONSUBSTANTIVE UPDATES TO THE PERSONNEL POLICY. NO ACTION IS REQUIRED ON THESE ITEMS. PERSONNEL POLICIES FOR REVIEW:**

1. CHAPTER 5 SECTION 01 – DRESS AND GROOMING STANDARDS
2. CHAPTER 5 SECTION 02 – DRUG AND ALCOHOL USE POLICY
3. CHAPTER 5 SECTION 03 – OUTSIDE EMPLOYMENT
4. CHAPTER 5 SECTION 04 – WORK RULES AND DISCIPLINARY ACTION
5. CHAPTER 5 SECTION 05 – TRAVEL
6. CHAPTER 5 SECTION 06 – HARASSMENT
7. CHAPTER 5 SECTION 07 – WHISTLEBLOWER
8. CHAPTER 5 SECTION 08 – OFFICIAL COMPLAINTS
9. CHAPTER 5 SECTION 09 – APPEALS
10. CHAPTER 5 SECTION 10 – TECHNOLOGY

City Manager Mara explained that the proposed items are non-substantive changes. The ten items presented represent half of Chapter Five, which covers topics such as employee dress and

grooming standards and the use of technology. Council was reminded that any policies included in the packet have already been reviewed and validated through the appropriate channels, including legal review, the City Charter, applicable ordinances, federal labor and employment laws. Non-substantive changes were clarified as those involving formatting, organization, and flow, not changes affecting employee compensation, discipline, or treatment. No action taken.

7. **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 TO APPROVE THE BILLS AND INVOICES FOR NOVEMBER 2025.
  - B. CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE COUNCIL MEETINGS HELD ON NOVEMBER 10, 2025, AND NOVEMBER 24, 2025.

Councilmember Allen moved to approve the consent agenda as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

8. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 6:33 p.m.

**APPROVED:**

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Mike McQuiston, Mayor

**ATTEST:**

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Asucena Delgado, TRMC, CMC,  
City Secretary