



DECATUR, TEXAS – BASE STUDIES REPORT

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Prepared For:
The City of Decatur, Texas

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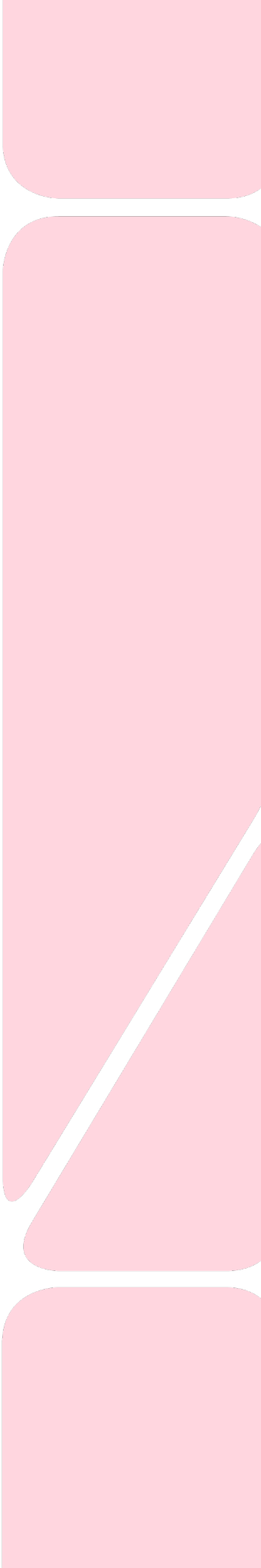
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Introduction

Decatur is growing and changing, and the choices made today will help shape what the community feels like in the years ahead. This planning effort is a chance to take a fresh look at where Decatur is today, what residents and businesses may need in the future, and how the City can guide growth in a way that protects the community's character and quality of life.

The base studies are the starting point for that conversation. They bring together information about population, hazards, infrastructure, and land use so City leaders, staff, residents, property owners, and community partners can look at the same facts and better understand the opportunities and challenges ahead.

This report includes a lot of detailed information, including maps, tables, data, and analysis. Some sections may feel more technical than a typical community summary, and that is intentional. Readers do not need to study every table to understand the big picture. The goal is to clearly document what we know today so future conversations about Decatur's growth, land use, infrastructure, and resilience can be based on a shared understanding.

These topics matter because land use decisions affect everyday life. They influence where homes, businesses, services, and public facilities are located; how far people travel for work, school, errands, and appointments; how efficiently the City can provide utilities and maintain infrastructure; and how prepared neighborhoods and businesses are for flooding, severe weather, and other hazards. In Decatur, these decisions are especially important because the city serves both local residents and the larger Wise County area.

The report is organized around three practical questions. How much growth should Decatur plan for over the next 20 years? What hazards and resilience issues should be considered as the city grows? How is land used today, and where might there be opportunities or limits for future change?

Together, the findings in this report will help guide the next phase of work: updating Decatur's future land use categories and map, aligning zoning regulations with the community's land use vision, and preparing recommendations that are realistic, locally grounded, and responsive to GLO Resilient Communities Program requirements. In short, this report helps explain where Decatur is today so the community can make thoughtful decisions about where it wants to go next.

1. Population Study

1.1 Purpose and Approach

This study establishes a range of resident-population projections for the City of Decatur over the 2026-2046 planning horizon. The projections provide a basis for the future land use plan and other long-range capacity plans, such as for water, wastewater, transportation, drainage, public safety, parks, libraries, and various municipal services. They are high level planning scenarios rather than precise predictions.

The analysis separates observed population counts and estimates from external forecasts and from locally selected planning scenarios. It uses Decennial Census counts and the Census Population Estimates Program for population levels, American Community Survey (ACS) 5-year estimates for household and housing characteristics, NCTCOG estimates and forecasts for local and regional context, and city development information for final validation. Low, baseline, and high scenarios are carried forward so the city can plan for uncertainty and stage investments as growth occurs.

1.2 Community Context

Decatur is the Wise County seat and a regional center for government, health care, education, retail, and employment. Its location on US 287/US 81 and US 280 connects the city to the larger Dallas-Fort Worth market while also making local infrastructure and services important to residents, workers, and visitors from outside the city limits. Population growth therefore affects both residential demand and the daytime service population.

Regional forecasts indicate continued growth pressure. NCTCOG's adopted 2050 Demographic Forecast projects the 12-county Metropolitan Planning Area to grow from approximately 7.53 million residents in 2019 to approximately 12.30 million in 2050. For Wise County, the same forecast projects household population to rise from 67,176 in 2019 to 171,714 in 2050, representing a compound annual growth rate of approximately 3.07 percent. NCTCOG reports these figures as household population, which excludes group quarters population and therefore differs from a total resident population count. These regional forecasts do not determine Decatur's future, but they support testing a range that includes sustained above-average growth.

1.3 Data Sources and Geographic Framework

The projections focus on the population residing within the City of Decatur's incorporated municipal boundaries. The extraterritorial jurisdiction (ETJ) and utility service areas are considered separately because they do not align with a stable Census population geography and may include residents who are not currently City residents. For land use and utility planning, those areas are best evaluated through a parallel inventory of development activity, housing units, utility commitments, annexation potential, and other locally maintained records.

This study organizes the data sources by purpose: benchmark Census counts, current population estimates, household and housing characteristics, and external forecasts. Decennial Census counts are used for benchmark years; the Census Population Estimates Program and NCTCOG estimates are used to understand current population levels; ACS 5-year estimates are used for household size, occupancy, housing, and related characteristics; and NCTCOG, Texas Demographic Center, and Texas Water Development Board forecasts are used as external reference points appropriate to their published geographies and purposes.

ACS data is used to describe household and housing characteristics rather than to create an annual population time series. Each ACS 5-year release pools five years of survey observations and includes sampling uncertainty. As a result, consecutive ACS releases should not be compared as if each represents a discrete single-year count, since most of the underlying survey years overlap.

External projection sources are used as reference points rather than averaged into a single projection. Because the available sources reflect different geographies, purposes, vintages, measures, and units, each series is interpreted within its published context. Texas Demographic Center scenarios provide county-level projections, Texas Water Development Board projections are prepared for water-planning geographies and water user groups, and NCTCOG select-city summaries provide local estimates and forecasts based on the boundaries used for regional tabulation.

1.4 Existing Conditions

The 2026 planning base population is 9,087, based on NCTCOG's January 1, 2026 estimate, which aligns with the first year of the planning horizon. This estimate is generally consistent with the Census Bureau's July 1, 2025 estimate of 9,029. Because NCTCOG and Census estimates use different reference dates, data inputs, and estimation methods, and the estimates come from different sources and dates, they show Decatur's general current population level but should not be used to calculate exact year-to-year growth.

Year	Population	Source / measure
2010	6,042	U.S. Census, decennial count
2020	6,538	U.S. Census, decennial count
2021	6,923	U.S. Census, Vintage 2025 estimate
2022	7,200	U.S. Census, Vintage 2025 estimate
2023	8,006	U.S. Census, Vintage 2025 estimate
2024	8,273	U.S. Census, Vintage 2025 estimate
2025	9,029	U.S. Census, Vintage 2025 estimate
2026	9,087	NCTCOG estimate, January 1, 2026

Note: Annual Census estimates shown in Table 1.1 are from Vintage 2025 and supersede earlier estimate vintages. The 2026 NCTCOG estimate is used as the planning base for this study and should not be read as a direct continuation of the Census annual estimate series.

Decatur grew from 6,042 residents in 2010 to 6,538 residents in 2020, a compound annual growth rate of approximately 0.79 percent. The Census Bureau estimates that the population increased to 9,029 by 2025, which represents a five-year compound annual growth rate of approximately 6.67 percent. This recent increase is important for planning, but it reflects a relatively short period and may be influenced by development timing, annexation activity, and estimate revisions. For that reason, this study does not extend the recent growth rate unchanged across the full 20-year planning horizon.

The 2020–2024 ACS estimates 3,059 occupied households, 3,424 total housing units, and 2.36 persons per household in Decatur. Together, these values suggest an estimated occupancy rate of approximately 89.3 percent. Because ACS values are survey-based estimates and total population includes persons living in group quarters, these figures are used as planning-level indicators for housing screening and should be supplemented with current City permit, certificate-of-occupancy, and utility-account data as those records are available.

1.5 Regional and External Forecast

Context

Table 1.2 External Forecast References and Limitations				
Source	Geography / measure	Published result	Use in this study	
Decatur Comprehensive Plan (2020)	2050 City plus one-mile ETJ	Approximately 10,000 by 2050	Provides a prior planning reference. Because the estimate includes the city plus a one-mile ETJ and is already close to Decatur's current city-only population, it is not used as the current population control for this study.	
NCTCOG 2050 select-city summary	Fixed city boundary; household population	Approximately 10,553 in 2050	Used as a reference point only. The summary reflects a fixed-boundary household population estimate and does not account for future annexation, ETJ growth, or a locally adopted city forecast.	
NCTCOG 2050 Wise County forecast	Wise County; household population	171,714 in 2050; 3.07% CAGR from 2019	Provides regional context for testing a higher-growth scenario.	
NCTCOG 2050 regional forecast	12-county MPA	12,297,156 in 2050	Provides broader regional growth context and is not interpreted as a city-level projection for Decatur.	
TDC and TWDB series in workbook	County, MSA, and water-planning geographies	Varies by source and scenario	Used as supplemental context where the geography and measure are clearly defined. These series are not treated as Decatur city population projections.	

NCTCOG's select-city summary provides a fixed-boundary approximation of household population. NCTCOG's forecast documentation notes that select-city figures are informational aggregations, do not capture future annexation or ETJ growth, and may differ from projections prepared specifically for an individual city. The 2050 forecast, approved in November 2024, supersedes the 2045 forecast for current regional planning purposes, while the 2045 documentation remains useful for understanding the methodological limitations of select-city summaries.

1.6 Projection Methodology

The projection scenarios apply annual compound growth from the 2026 base population of 9,087. Under this approach, each year's projected change builds on the population already present. The low, baseline, and high growth rates are not assigned statistical probabilities; instead, they provide policy-oriented planning cases that reflect local historical growth, recent population estimates, and regional forecast references.

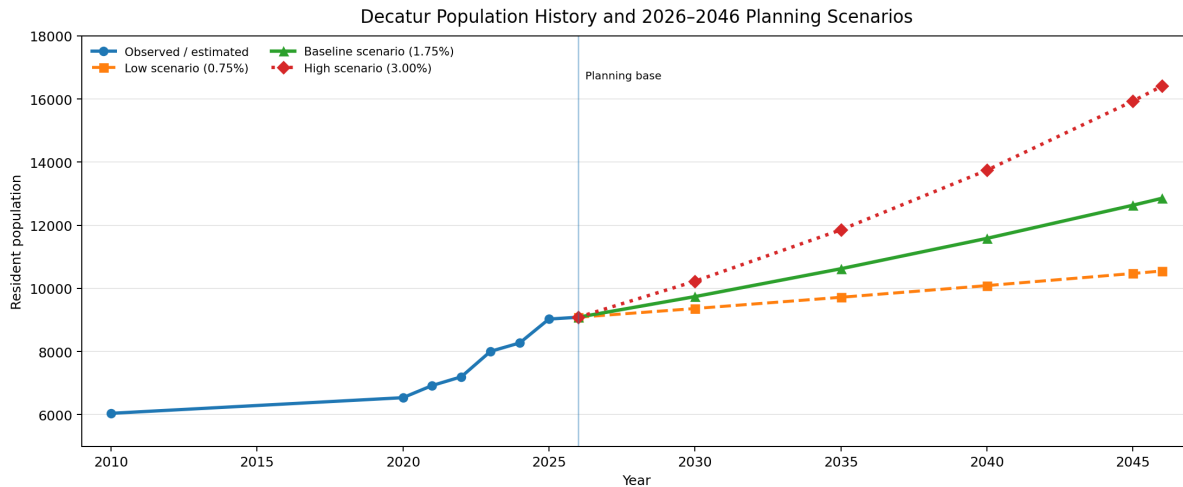
Table 1.3 Scenario Assumptions		
Scenario	Annual rate	Rationale
Low	0.75%	Reflects Decatur's approximate 2010–2020 growth rate and represents a slower-growth scenario within a largely fixed-boundary context.
Baseline	1.75%	Reflects continued regional demand and local development activity at a moderated rate below the rapid growth estimated for 2020–2025.
High	3.00%	Reflects a higher-growth case informed by NCTCOG's Wise County growth rate and assumes continued housing delivery, infrastructure expansion, and potential voluntary annexation or service-area growth.

1.7 Population Projections

Table 1.4 City of Decatur Population Planning Scenarios			
Year	Low	Baseline	High
2026	9,087	9,087	9,087

2030	9,363	9,740	10,227
2035	9,719	10,623	11,856
2040	10,089	11,585	13,745
2045	10,473	12,635	15,934
2046	10,552	12,856	16,412

Figure 1.1 | Historical Population and 2026-2046 Planning Scenarios



1.8 Planning Implications for Land Use and Growth

The baseline scenario adds approximately 3,769 residents by 2046; the high scenario adds approximately 7,325. Using the current ACS average of 2.36 persons per household and the estimated current occupancy rate solely as screening factors, the City would need the approximate additional housing capacity shown below. These are gross housing-unit equivalents, not forecasts of permits or market demand by product type.

Table 1.5 Screening-Level Housing Capacity Associated with the Scenarios					
Scenario	2046 population	Population increase	Additional households occupied	Gross additional housing units	
Low	10,552	1,465	621	695	
Baseline	12,856	3,769	1,597	1,788	
High	16,412	7,325	3,104	3,474	

Screening assumptions: 2.36 persons per household and 89.3 percent occupancy, based on 2020-2024 ACS estimates. Refine using household population, group quarters, current permits, current vacancy, and planned housing mix before adopting land-capacity findings.

Growth in Decatur's city limits, ETJ, and utility service area can create different land use, infrastructure, and service impacts. Future land use decisions should be coordinated with annexation, utility extension, and service-cost considerations, as discussed below.

1.9 Capacity Planning and Monitoring

Population growth does not, by itself, confirm system capacity. For near-term capital planning, the City should track housing delivery, annexations, and utility connections against the baseline scenario. For major infrastructure and right-of-way decisions, the high scenario provides a useful stress test. Water and wastewater planning should translate growth scenarios into connections, demand, storage, collection, treatment, and pressure-zone needs. Consistent with the Decatur 2050 Comprehensive Plan, utility

availability should help guide land use decisions by distinguishing areas that are already service-ready from areas that may require extensions, lift stations, capacity upgrades, or other investments. Other municipal systems—transportation, drainage, public safety, parks, and facilities—should apply adopted service assumptions so growth priorities and capital improvements are evaluated together.

2. Hazard Risk, Preparedness, and Mitigation

What is Resilience and Why is it Important?

Resilience is the capacity of people, institutions, infrastructure, the economy, and natural systems to anticipate, withstand, adapt to, and recover from disruptive events while maintaining essential functions. For this review, preparedness refers to operational readiness before an event; mitigation refers to sustained actions that reduce long-term risk; response refers to lifesaving and incident-stabilization activities; and recovery refers to restoring and improving community functions after an event.

Integrating resilience into future land use and infrastructure decisions can reduce exposure, protect critical facilities and community lifelines, and support long-term stability. This review uses the Wise County Hazard Mitigation Plan together with the Decatur 2050 Comprehensive Plan to connect identified risks with land use, capital investment, public services, economic development, and implementation priorities.

Resilience extends beyond the built environment to include the ability of residents, businesses, government, schools, health-care providers, utilities, and nonprofit organizations to continue essential functions and recover equitably. This economic resilience requires continuity planning, workforce and housing stability, fiscal management, business re-entry, and coordinated restoration of infrastructure and services.

As Decatur experiences increased development interest and potential population migration from the expanding Dallas-Fort Worth region, economic resilience should be understood in the context of growth management. New residential development can strengthen the local tax base and support existing businesses, but rapid or poorly coordinated growth can also strain infrastructure, emergency services, housing affordability, and municipal budgets.

Growth Management and Resilience

Decatur should align future land-use decisions with infrastructure capacity, hazard exposure, emergency access, and long-term fiscal sustainability. The zoning-code update is one important mitigation tool because it can guide development toward locations where infrastructure and services can be provided efficiently and where hazard exposure can be reduced.

This approach should support a balanced growth pattern that pairs housing with neighborhood-serving commercial uses, employment opportunities, connected transportation networks, and development standards that reduce long-term infrastructure and emergency-response costs. Proactive planning can capture the benefits of growth while limiting fiscally inefficient or hazard-vulnerable development patterns.

The zoning-code update cannot establish preparedness by itself. Development review, building and floodplain administration, capital planning, emergency operations, continuity, public communication, regional coordination, and economic recovery should also be aligned with the risks and capability gaps identified in this chapter.

Document-Based Preparedness Finding

Based on the reviewed documents, Decatur has a meaningful natural-hazard planning foundation. The HMP documents a local emergency operations plan, mutual aid, warning sirens, StormReady certification, site-plan review, building and subdivision controls, and a jurisdiction-specific mitigation action list. The same source identifies gaps or items requiring current verification in staffing, continuity of operations, grant capacity, regulatory effectiveness, implementation tracking, and economic recovery.

Preparedness for acts of violence and most other human-caused or technological hazards cannot be determined from the 2024 Wise County Hazard Mitigation Plan (HMP) and Comprehensive Plan alone. The findings in this chapter are qualitative review judgments, not FEMA ratings, and should be validated through staff interviews, plan-status review, training and exercise records, after-action documentation, and current operational data.

2.1 Hazard Profile and Risk Assessment

This section reviews Decatur's hazard exposure and documented preparedness using the HMP, the adopted Decatur 2050 Comprehensive Plan, the hazard-event and mapping analyses prepared for this report, and available City development information. It distinguishes Decatur-specific information from countywide or forecast-zone data, identifies limitations in the source record, and connects findings to land-use, regulatory, capital, operational, fiscal, and recovery considerations. This is a document-based review, not a field audit or readiness certification.

2024 Wise County Hazard Mitigation Plan

The 2024 Wise County HMP updates the 2015 county plan and was approved by FEMA on June 13, 2024, with eligibility extending through June 12, 2029. Decatur participated in the 2024 multi-jurisdictional update; it had maintained a standalone plan rather than participating in the 2015 county plan. The HMP supports eligibility for certain mitigation assistance, but its action list is not legally binding and implementation remains dependent on priorities, staffing, funding, and documented follow-through.

Natural-Hazard Scope and Data Limitations

The HMP evaluates nine natural hazards - drought, earthquakes, expansive soils, extreme heat, flooding, thunderstorms, tornadoes, wildfires, and winter storms. For each participating jurisdiction, the plan describes location, probability, potential damage, and maximum probable extent using the classification terms in Table 2.1. Although the HMP defines mitigation broadly, its detailed risk assessment does not profile acts of violence, cyber incidents, hazardous-material releases, utility failures, or most other human-caused and technological hazards. Those hazards require a supplemental Decatur-specific review of current plans, operational records, and exercises to determine preparedness.

Table 2.1 | Hazards Summary Descriptions

Location: Location is the geographic area within the planning area that is affected by the hazard. The planning area refers to individual jurisdictions. Planning area refers to the size of the participating jurisdiction providing the description.

- **Negligible** - Less than 10% of planning area would be impacted by a single event.
- **Limited** - 10 to 25% of planning area would be impacted by a single event.
- **Significant** - 26 to 99% of planning area would be impacted by a single event.
- **Extensive** - 100% of planning area would be impacted by a single event, or the event has no boundary and could occur anywhere within the planning area.

Probability of Future Events: This information was based on historic events and changing climate.

• Unlikely - Less than 1% annual probability. • Possible - Between 1 and 10% annual probability. • Likely - Between 10 and 100% annual probability. • Highly Likely - 100% annual probability.
Level of Possible Damage: Based on historic events and future probability.
• Minor - Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities. Very few injuries, if any. • Limited - More than 10% of property in affected area damaged/destroyed. Complete shutdown of critical facilities for more than one day. Minor injuries possible. • Critical - More than 25% of property in affected area damaged/destroyed. Complete shutdown of critical facilities for more than one week. Multiple deaths/injuries. • Catastrophic - More than 50% of property in affected area damaged/destroyed. Complete shutdown of critical facilities for 30 days or more. High number of deaths/injuries possible.
Maximum Probable Extent: Based on historic events and future probability.
• Minor - Minor classification on the scientific scale. • Medium - Medium classification on the scientific scale. • Major - Major classification on the scientific scale.

Table 2.2 summarizes the nine natural hazards addressed in the HMP for Decatur, including geographic extent, probability of future occurrence, potential damage level, and maximum probable extent or intensity. These classifications should be read as planning-level risk descriptors, not as predictions of a specific event.

The detailed tables update the HMP's 2012-2021 study period with available event records through 2025. National Centers for Environmental Information records labeled "Wise (Zone)" are countywide forecast-zone records and should not be interpreted as Decatur-specific occurrences. Reported event counts and losses are not exhaustive and do not constitute a comprehensive damage inventory. Light-blue shading identifies the original HMP study period; unshaded rows identify later records assembled for this report.

Table 2.2 Decatur Hazard Profile Summary				
Hazard	Location	Probability of Future Events	Level of Possible Damage	Maximum Probable Extent/Strength
Drought	Extensive	Highly Likely	Minor	Major
Earthquakes	Extensive	Unlikely	Limited	Minor
Expansive Soils	Extensive	Highly Likely	Minor	Medium
Extreme Heat	Extensive	Highly Likely	Minor	Major
Flooding	Limited	Highly Likely	Limited	Minor
Thunderstorms	Extensive	Highly Likely	Critical	Major
Tornadoes	Limited	Likely	Catastrophic	Major
Wildfires	Limited	Likely	Critical	Major
Winter Storms	Extensive	Likely	Critical	Major

Key Takeaways: Decatur faces both high-frequency hazards, such as drought, expansive soils, extreme heat, flooding, and thunderstorms, and lower-frequency hazards with potentially severe consequences, including tornadoes, wildfires, and winter storms. Frequent hazards can create cumulative strain on infrastructure, utilities, public safety, and municipal operations, while a single high-consequence event can disrupt critical facilities and the local economy. Future land-use and capital decisions should therefore reduce new exposure, protect drainageways, maintain emergency access, support heat- and drought-responsive design, and address wildfire risk at the developed edge.

Drought

The HMP defines droughts as a deficiency in water availability resulting from prolonged reductions in expected precipitation. Conditions such as high temperatures, strong winds, and low relative humidity can intensify drought severity. In Wise County, drought conditions can lead to significant agricultural losses, elevate wildfire risk, and contribute to widespread water shortages that may require usage restrictions and the declaration of a water emergency.

The HMP classifies drought as highly likely. The NCEI records assembled for this report include 54 Wise County forecast-zone drought entries from 2012 through 2024, with approximately \$66,000 in crop losses and \$10,000 in property damage and no reported fatalities or injuries. Because these are forecast-zone records, they describe countywide conditions and should not be interpreted as 54 separate Decatur-specific incidents.

Planning Implication: Land-use, zoning, landscape, and infrastructure standards should support water-conscious growth through drought-tolerant planting, efficient irrigation, water-supply coordination, and development phasing that reflects long-term water availability.

Table 2.3 | Drought Historical Events

Location	Date	Type	Mag	Death	Injury	Property Damage	Crop Damage
Wise (Zone)	7/17/2012	Drought	0	0	0	0	1,000
Wise (Zone)	8/1/2012	Drought	0	0	0	0	0
Wise (Zone)	11/27/2012	Drought	0	0	0	0	1,000
Wise (Zone)	12/1/2012	Drought	0	0	0	0	2,000
Wise (Zone)	1/1/2013	Drought	0	0	0	0	2,000
Wise (Zone)	2/1/2013	Drought	0	0	0	0	0
Wise (Zone)	3/1/2013	Drought	0	0	0	2,000	0
Wise (Zone)	4/1/2013	Drought	0	0	0	0	2,000
Wise (Zone)	5/1/2013	Drought	0	0	0	0	5,000
Wise (Zone)	6/1/2013	Drought	0	0	0	0	2,000
Wise (Zone)	7/9/2013	Drought	0	0	0	0	1,000
Wise (Zone)	8/1/2013	Drought	0	0	0	0	3,000
Wise (Zone)	9/1/2013	Drought	0	0	0	0	3,000
Wise (Zone)	10/1/2013	Drought	0	0	0	0	3,000
Wise (Zone)	11/1/2013	Drought	0	0	0	0	2,000
Wise (Zone)	4/1/2014	Drought	0	0	0	0	2,000

Wise (Zone)	5/1/2014	Drought	0	0	0	0	3,000
Wise (Zone)	6/1/2014	Drought	0	0	0	2,000	0
Wise (Zone)	7/1/2014	Drought	0	0	0	0	5,000
Wise (Zone)	8/1/2014	Drought	0	0	0	0	2,000
Wise (Zone)	9/1/2014	Drought	0	0	0	5,000	0
Wise (Zone)	10/1/2014	Drought	0	0	0	0	3,000
Wise (Zone)	11/1/2014	Drought	0	0	0	0	2,000
Wise (Zone)	12/1/2014	Drought	0	0	0	0	7,000
Wise (Zone)	1/1/2015	Drought	0	0	0	0	2,000
Wise (Zone)	2/1/2015	Drought	0	0	0	0	2,000
Wise (Zone)	3/1/2015	Drought	0	0	0	0	2,000
Wise (Zone)	4/1/2015	Drought	0	0	0	0	1,000
Wise (Zone)	10/1/2015	Drought	0	0	0	1,000	0
Wise (Zone)	12/1/2017	Drought	0	0	0	0	1,000
Wise (Zone)	1/23/2018	Drought	0	0	0	0	0
Wise (Zone)	2/1/2018	Drought	0	0	0	0	0
Wise (Zone)	6/26/2018	Drought	0	0	0	0	0
Wise (Zone)	7/1/2018	Drought	0	0	0	0	5,000
Wise (Zone)	8/1/2018	Drought	0	0	0	0	2,000
Wise (Zone)	9/1/2018	Drought	0	0	0	0	0
Wise (Zone)	2/23/2021	Drought	0	0	0	0	0
Wise (Zone)	3/1/2021	Drought	0	0	0	0	0
Wise (Zone)	4/1/2021	Drought	0	0	0	0	0
Wise (Zone)	1/1/2022	Drought	0	0	0	0	0
Wise (Zone)	2/1/2022	Drought	0	0	0	0	0
Wise (Zone)	3/1/2022	Drought	0	0	0	0	0
Wise (Zone)	4/1/2022	Drought	0	0	0	0	0
Wise (Zone)	6/1/2022	Drought	0	0	0	0	0
Wise (Zone)	7/19/2022	Drought	0	0	0	0	0
Wise (Zone)	8/1/2022	Drought	0	0	0	0	0
Wise (Zone)	9/1/2022	Drought	0	0	0	0	0
Wise (Zone)	10/4/2022	Drought	0	0	0	0	0
Wise (Zone)	7/11/2023	Drought	0	0	0	0	0
Wise (Zone)	8/1/2023	Drought	0	0	0	0	0
Wise (Zone)	9/1/2023	Drought	0	0	0	0	0
Wise (Zone)	11/1/2023	Drought	0	0	0	0	0
Wise (Zone)	9/1/2024	Drought	0	0	0	0	0
Wise (Zone)	11/1/2024	Drought	0	0	0	0	0
Total						\$10,000	\$66,000

Earthquakes

An earthquake is the sudden movement or shaking of the ground caused by the rapid release of energy within the earth's crust, typically associated with tectonic activity. Earthquakes can affect the local economy by damaging buildings, infrastructure, and, in more severe cases, causing injuries or loss of life.

The closest recorded seismic event affecting the area occurred in 2018 near the City of Chico, where a magnitude 2.7 event was attributed to a quarry blast. This event resulted in no reported injuries or property damage. The City of Decatur lies within a region characterized by low seismic activity, indicating that while earthquake activity is possible, it remains unlikely and will likely have a minor overall impact. However, continued development in the area increases exposure, and a seismic event could result in a limited level of possible damage, defined as impacts affecting more than ten percent of structures within the affected area, along with the potential for injuries.

Planning Implication: Although seismic risk is low, the City's adopted 2021 model building codes, effective January 1, 2025, provide the current regulatory baseline. Future code updates, geotechnical review, and engineering standards should continue to protect critical facilities and new development from localized ground movement.

Expansive Soils

Expansive soils are characterized by their tendency to swell when moist and shrink during dry conditions. Clay soils underlie Wise County with a high potential for expansion and contraction. The region's climate, characterized by prolonged periods of heat and dryness, contributes to fluctuations in soil moisture and increases the likelihood of ground movement that can damage infrastructure. However, the level of damage is considered minor.

These soil conditions can contribute to structural issues such as cracking in foundations, roadways, and other built surfaces. Expansive soils may also exacerbate environmental hazards such as localized flooding and slope instability. Due to the gradual and progressive nature of these impacts, the County does not maintain a formal method for tracking associated damages or events. Given the prevalence of expansive clay soils in the planning area, combined with ongoing development and existing engineering practices, these soils will continue to pose a persistent hazard and remain highly likely to occur.

Planning Implication: Development review and related subdivision, site-design, pavement, foundation, drainage, and infrastructure standards should account for expansive soils through appropriate geotechnical analysis and design that reduces long-term maintenance costs.

Extreme Heat

The HMP defines extreme heat as a period of very high temperatures combined with elevated humidity levels. These conditions can significantly affect the local economy by reducing workforce productivity, increasing absenteeism, and driving higher demand for cooling and energy services. Increased electricity demand to cool homes and buildings can also strain energy infrastructure, leading to higher operational costs for businesses and residents.

The National Centers for Environmental Information¹ records used in this report show two excessive-heat events during 2012-2021 and 13 additional events during 2022-2024. Because these are forecast-zone records, they describe Wise County conditions rather than Decatur-only occurrences. No property or crop losses were reported in these records, but the absence of reported property loss does not capture health, energy, workforce, or infrastructure impacts.

Planning Implication: Zoning, site design, and public-realm standards can reduce heat-related impacts by supporting shade, tree-canopy preservation or replacement, lower-heat surfaces, walkable connections, and access to cooling resources in areas expected to accommodate future growth.

Table 2.4 | Extreme Heat Historical Events

Location	Date	Type	Mag	Death	Injury	Property Damage	Crop Damage
Wise (Zone)	6/20/2019	Excessive Heat	0	0	0	0	0
Wise (Zone)	8/13/2020	Excessive Heat	0	0	0	0	0
Wise (Zone)	6/12/2022	Excessive Heat	0	0	0	0	0
Wise (Zone)	7/7/2022	Excessive Heat	0	0	0	0	0
Wise (Zone)	7/17/2022	Excessive Heat	0	0	0	0	0
Wise (Zone)	6/19/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	6/26/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	7/12/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	7/17/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	8/1/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	8/17/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	9/7/2023	Excessive Heat	0	0	0	0	0
Wise (Zone)	6/27/2024	Excessive Heat	0	0	0	0	0
Wise (Zone)	8/17/2024	Excessive Heat	0	0	0	0	0
Wise (Zone)	8/23/2024	Excessive Heat	0	0	0	0	0

Flooding

Flooding is defined as the accumulation of water within a water body that results in the overflow of excess water onto adjacent floodplain areas. In planning contexts, the terms floodplain or flood zone typically refer to land subject to inundation by a flood event with a one percent annual chance of occurrence. A flash flood is a rapid onset event that inundates low lying areas within six hours, most often caused by intense rainfall. Flooding presents multiple hazards, including concealed obstacles such as debris or open manholes, standing water that can promote the spread of disease through insect breeding, and the risk of contact with energized downed power lines.

¹ National Centers for Environmental Information is part of the NOAA

Flood risk is geographically limited in the mapped 1-percent-annual-chance floodplain, which is concentrated near the City's edges, but localized drainage and flash-flood risk can occur outside mapped floodplains. As shown in Table 2.5, the 2012–2021 record includes three Decatur events and one municipal-airport event with no reported damage. Records for 2024–2025 include three additional Decatur events with approximately \$60,000 in property damage and two additional airport events with approximately \$1,000 in property damage.

The overall impact level is classified as limited, indicating that a flood event could affect more than ten percent of structures within the impacted area and may result in injuries.

Planning Implication: Future growth should be directed away from known flood-prone areas where feasible. Zoning, development review, and related drainage and site-design standards should preserve natural drainageways, maintain stormwater capacity, limit adverse downstream impacts, and ensure emergency access during flood events.

Table 2.5 | Flooding Historical Events from 2012-2025

Location	Date	Type	Mag	Death	Injury	Property Damage	Crop Damage
Decatur	7/17/2014	Flash Flood	0	0	0	0	0
Decatur	5/10/2015	Flash Flood	0	0	0	0	0
Decatur	1/10/2020	Flood	0	0	0	0	0
Decatur	5/28/2024	Flash Flood	0	0	0	\$50,000	0
Decatur	4/30/2025	Flash Flood	0	0	0	0	0
Decatur	10/24/2025	Flash Flood	0	0	0	\$10,000	0
Decatur Muni Arpt	5/10/2015	Flash Flood	0	0	0	0	0
Decatur Muni Arpt	5/12/2024	Flash Flood	0	0	0	0	0
Decatur Muni Arpt	12/26/2024	Flash Flood	0	0	0	\$1,000	0
Total						\$61,000	\$0

The following hazards are particularly important for future growth planning because they have the potential to affect large portions of the community, disrupt critical infrastructure, or create high consequence impacts even when the affected area is geographically limited. As Decatur evaluates future residential growth and related infrastructure needs, these hazards should be considered not only in terms of historical occurrence, but also in terms of how new development may increase exposure, service demand, and recovery costs over time.

Thunderstorms

A thunderstorm is a weather event characterized by rain producing clouds that have the potential to generate hail, high winds, and lightning, as described below.

- Hail forms within severe thunderstorms as ice particles grow and fall to the ground when they exceed approximately 19.05 millimeters in diameter. The size of hailstones serves as a key factor in determining the extent of structural damage.
- Straight line winds, including downbursts and microbursts, often cause the majority of wind related damage during thunderstorms and can reach speeds between 100 and 150 miles per hour.

- Lightning results from the discharge of electrical energy within a storm system and can reach temperatures approaching 50,000 degrees Fahrenheit, posing significant risks to life and property.

Geographic boundaries do not confine thunderstorms, which can occur throughout Wise County, making them extensive in Decatur. These events can damage homes, vehicles, and infrastructure, resulting in substantial economic losses. In addition to physical damage, severe thunderstorms can disrupt local economic activity by reducing productivity, increasing absenteeism, and placing greater demand on emergency response and recovery services. Impacts to transportation and communication systems may further compound these disruptions.

Historical data presented in Table 2.6 indicate that between 2012 and 2025, the City of Decatur experienced 22 thunderstorm events that resulted in approximately \$97,000 in property damage, while the municipal airport experienced 10 events with approximately \$7,000 in damages. Thunderstorm wind specific events account for an additional \$24,000 in property damage across 10 events within the City and \$15,000 in damage across 4 events at the airport. In total, thunderstorm-related events have resulted in approximately \$143,000 in documented damage.

The HMP classifies the potential damage level from thunderstorms as critical, reflecting the possibility of damage to more than 25 percent of property in an affected area, disruption of critical facilities for more than one week, and multiple injuries or fatalities.

Table 2.6 | Thunderstorm Historical Events from 2012-2025

Location	Date	Type	Mag	Death	Injury	Property Damage	Crop Damage
Decatur	3/19/2012	Hail	0.75 in.	0	0	0	0
Decatur	1/29/2013	Hail	1.00 in.	0	0	0	0
Decatur	1/29/2013	Hail	0.88 in.	0	0	0	0
Decatur	3/9/2013	Hail	0.75 in.	0	0	0	0
Decatur	4/3/2014	Hail	0.88 in.	0	0	0	0
Decatur	4/3/2014	Hail	1.25 in.	0	0	0	0
Decatur	4/3/2014	Hail	1.00 in.	0	0	0	0
Decatur	4/3/2014	Hail	1.50 in.	0	0	2,000	0
Decatur	4/3/2014	Hail	0.75 in.	0	0	0	0
Decatur	4/27/2014	Hail	1.00 in.	0	0	0	0
Decatur	5/12/2014	Hail	0.75 in.	0	0	0	0
Decatur	10/2/2014	Hail	0.88 in.	0	0	0	0
Decatur	10/2/2014	Hail	0.88 in.	0	0	0	0
Decatur	11/5/2015	Hail	1.00 in.	0	0	0	0
Decatur	11/5/2015	Hail	1.75 in.	0	0	0	0
Decatur	11/5/2015	Hail	2.75 in.	0	0	20,000	0
Decatur	11/5/2015	Hail	2.00 in.	0	0	0	0
Decatur	3/26/2017	Hail	1.50 in.	0	0	0	0
Decatur	3/26/2017	Hail	0.88 in.	0	0	0	0
Decatur	3/26/2017	Hail	2.00 in.	0	0	75,000	0

Decatur	10/15/2022	Hail	0.88 in.	0	0	0	0
Decatur	6/2/2024	Hail	1.00 in.	0	0	0	0
Decatur Muni Arpt	3/9/2013	Hail	1.75 in.	0	0	2,000	0
Decatur Muni Arpt	3/9/2013	Hail	2.00 in.	0	0	5,000	0
Decatur Muni Arpt	3/9/2013	Hail	2.75 in.	0	0	0	0
Decatur Muni Arpt	4/27/2014	Hail	1.00 in.	0	0	0	0
Decatur Muni Arpt	4/28/2020	Hail	1.50 in.	0	0	0	0
Decatur Muni Arpt	3/2/2023	Hail	0.88 in.	0	0	0	0
Decatur Muni Arpt	3/2/2023	Hail	1.25 in.	0	0	0	0
Decatur Muni Arpt	5/5/2023	Hail	0.88 in.	0	0	0	0
Decatur Muni Arpt	5/28/2024	Hail	1.25 in.	0	0	0	0
Decatur Muni Arpt	5/18/2025	Hail	1.25 in.	0	0	0	0
Total Hail						\$104,000	0
Decatur	6/11/2012	Thunderstorm Wind	56 kts. MG	0	0	2,000	0
Decatur	6/11/2012	Thunderstorm Wind	56 kts. MG	0	0	2,000	0
Decatur	11/5/2015	Thunderstorm Wind	50 kts. MG	0	0	0	0
Decatur	7/15/2016	Thunderstorm Wind	52 kts. MG	0	0	0	0
Decatur	7/15/2016	Thunderstorm Wind	52 kts. MG	0	0	0	0
Decatur	10/24/2022	Thunderstorm Wind	52 kts. MG	0	0	0	0
Decatur	3/24/2023	Thunderstorm Wind	62 kts. MG	0	0	0	0
Decatur	5/5/2023	Thunderstorm Wind	50 kts. MG	0	0	0	0
Decatur	3/4/2025	Thunderstorm Wind	61 kts. MG	0	0	0	0
Decatur	3/4/2025	Thunderstorm Wind	70 kts. MG	0	0	20,000	0
Decatur Muni Arpt	8/12/2012	Thunderstorm Wind	57 kts. MG	0	0	5,000	0
Decatur Muni Arpt	5/21/2013	Thunderstorm Wind	55 kts. MG	0	0	10,000	0
Decatur Muni Arpt	7/27/2021	Thunderstorm Wind	66 kts. MG	0	0	0	0
Decatur Muni Arpt	8/28/2025	Thunderstorm Wind	56 kts. MG	0	0	0	0
Total Thunderstorm Wind						\$39,000	0

Planning Implication: Because thunderstorms are highly likely and can affect the entire planning area, zoning, development review, building standards, stormwater planning, emergency access, and utility coordination should reduce vulnerability to high winds, hail, lightning, and intense rainfall.

Tornadoes

A tornado is a narrow, violently rotating column of air that extends from a cumuliform cloud to the ground. Wise County is located within Tornado Alley, a region known for its high tornado potential. Although the extent of an individual tornado is typically classified as limited, meaning impacts affect approximately 10 to 25 percent of the planning area, the severity of those impacts is classified as catastrophic.

A catastrophic impact level indicates that more than 50 percent of structures within the affected area may be damaged or destroyed, critical facilities may experience a complete shutdown for 30 days or more, and a high number of injuries or fatalities may occur. Tornadoes can cause extensive damage to property and infrastructure, disrupt economic activity, and increase demand for emergency response and disaster recovery services. Power outages are also common, further complicating response and recovery efforts.

While a tornado's direct path is often confined to a relatively small area, the resources required for response and recovery can affect the entire community. No tornadoes have been recorded within Decatur since 2012; however, based on regional conditions and historical patterns, tornadoes remain likely to occur in the future and continue to pose a significant hazard.

Planning Implication: Although tornado impacts may be geographically limited, their potential severity warrants attention to emergency access, critical-facility siting, connected street networks, shelter opportunities, and development standards for new residential areas and other concentrations of people.

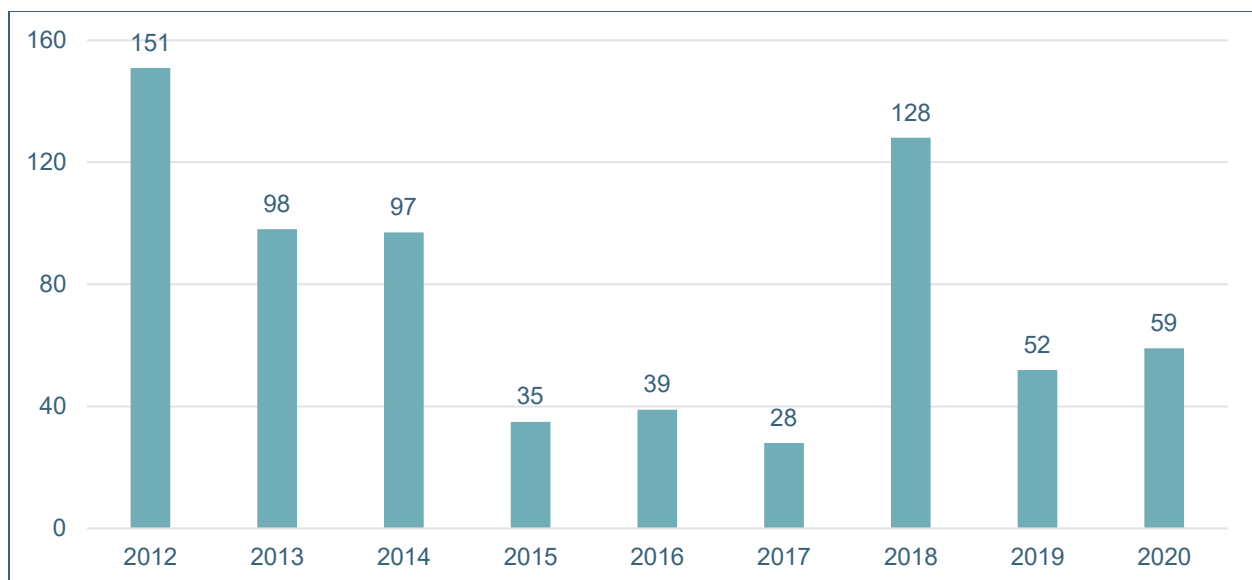
Wildfires

A Wildfire or wildland fire is defined as any fire occurring in grasslands, forests, or prairies, regardless of ignition source, level of damage, or potential ecological benefit. These fires are fueled primarily by natural vegetation. Interface and intermix fires occur where urban development and natural vegetation coexist, creating conditions in which both the built environment and surrounding fuels contribute to fire behavior and risk.

Wildfires can significantly affect the local economy by damaging property and infrastructure, disrupting business operations, and increasing demand for emergency response and recovery services. Factors such as wildfire history, growth of the wildland-urban interface, recurring drought, and the influence of climate change contribute to an elevated and ongoing wildfire risk. As a result, wildfire is classified as likely within the planning area.

Texas A&M Forest Service data summarized in Figure 2.1 document 687 wildfire incidents in Wise County from 2012 through 2020. These are countywide records rather than Decatur-specific incidents. The HMP classifies wildfire extent as limited but potential damage as critical, reflecting the possibility of severe impacts where development and combustible vegetation meet.

Figure 2.1 | Wise County Wildfire Incidents by Year, 2012-2020



Planning Implication: As development expands toward rural or vegetated edges, zoning, development review, and related access and site-design standards should support defensible space, vegetation management, fire-resistant landscaping, adequate water supply, and efficient emergency response.

Winter Storms

A combination of heavy snowfall, strong winds, extreme cold, and, in some cases, ice accumulation characterizes a winter storm. These conditions can significantly disrupt daily activities and critical infrastructure. Prolonged freezing temperatures can cause water pipes to freeze and rupture, while snow and ice accumulation can render roads and bridges impassable. Ice buildup on power lines and vegetation can cause line failures and falling tree limbs, resulting in prolonged power outages and interruptions to essential services.

Winter storms can affect the entire planning area. Table 2.7 summarizes 20 Wise County forecast-zone winter-storm, sleet, winter-weather, and cold events from 2013 through 2025. These countywide records support the HMP's "likely" classification but should not be described as 20 Decatur-specific events.

The listed forecast-zone events include approximately \$2,272,000 in reported property damage, of which approximately \$2,000,000 is associated with the December 5, 2013 event. Given the potential for prolonged disruptions to transportation, water systems, power, communications, and essential services, the HMP classifies the possible damage level as critical.

Table 2.7 | Winter Storms Historical Events from 2012-2025

Location	Date	Type	Mag	Death	Injury	Property Damage	Crop Damage
Wise (Zone)	12/5/2013	Winter Storm	0	0	0	2,000,000	0
Wise (Zone)	2/22/2015	Winter Storm	0	0	0	12,000	0
Wise (Zone)	2/13/2021	Winter Storm	0	0	0	240,000	0
Wise (Zone)	2/2/2022	Winter Storm	0	0	0	0	0
Wise (Zone)	1/30/2023	Winter Storm	0	0	0	0	0
Wise (Zone)	1/9/2025	Winter Storm	0	0	0	0	0
Wise (Zone)	11/22/2014	Sleet	0	0	0	0	0
Wise (Zone)	3/4/2015	Sleet	0	0	0	0	0
Wise (Zone)	3/4/2015	Sleet	0	0	0	10,000	0
Wise (Zone)	1/1/2015	Winter Weather	0	0	0	0	0
Wise (Zone)	12/31/2017	Winter Weather	0	0	0	0	0
Wise (Zone)	12/31/2017	Winter Weather	0	0	0	10,000	0
Wise (Zone)	1/11/2020	Winter Weather	0	0	0	0	0
Wise (Zone)	1/11/2020	Winter Weather	0	0	0	0	0
Wise (Zone)	10/31/2019	Cold/Wind Chill	0	0	0	0	0
Wise (Zone)	1/6/2025	Cold/Wind Chill	0	0	0	0	0
Wise (Zone)	1/19/2025	Cold/Wind Chill	0	0	0	0	0
Wise (Zone)	2/14/2021	Extreme Cold/Wind Chill	0	0	0	0	0
Wise (Zone)	1/14/2024	Extreme Cold/Wind Chill	0	0	0	0	0
Wise (Zone)	2/18/2025	Extreme Cold/Wind Chill	0	0	0	0	0
Total						\$2,272,000	

Planning Implication: Because winter storms can disrupt mobility, utilities, and emergency services throughout the planning area, infrastructure and facility decisions should support redundant access, freeze protection, backup power, continuity of operations, and emergency response during prolonged outages.

Hazard Mitigation Action Items

Table 2.8 presents the 17 mitigation actions identified for Decatur in the HMP. Twelve actions are coded as all-hazards actions; four address flooding; two address wildfire; and the land-use action also addresses earthquakes, expansive soils, and tornadoes. Because several actions address more than one hazard, these counts are not mutually exclusive. The HMP reports a combined estimated implementation cost of \$2,835,500 and estimated benefit of \$18,093,000. These figures indicate favorable potential benefits but

should not be presented as a completed benefit-cost analysis unless the underlying methodology is documented.

Several HMP actions directly support land use, building regulation, critical-facility continuity, public information, and intergovernmental coordination. Their inclusion in the HMP documents an intended strategy, not completed implementation or operational readiness. The City should assign each action a current owner, implementation status, funding path, target date, measurable output, and relationship to the Comprehensive Plan, zoning update, capital program, emergency operations, and recovery framework.

HMP-Reported Greatest vulnerabilities

- A substantial event could exceed the City's documented financial capacity; verify current reserves, insurance, debt capacity, emergency purchasing, reimbursement, and grant-administration capabilities.
- A major event could overwhelm local response and recovery resources; verify current staffing, mutual aid, regional coordination, emergency contracts, and surge capacity.
- The HMP reports limited volunteer-fire staffing and resources; verify the current department structure, staffing, apparatus, water supply, training, and response capability before carrying this finding forward.

Table 2.8 | Hazard Mitigation Plan Action Items

Action	Hazard (s) Addressed	Topic	Priority	Estimated Cost	Estimated Benefit	Potential Funding Source(s)	Lead Agency/ Department Responsible	Schedule
Assist homeowners with application and implementation of residential mitigation projects.	All Hazards	Safety and Security	1	\$5,000	\$30,000	Grants, general fund	Public Works	36 months
Improve capabilities in the National Flood Insurance Program (NFIP)	Flooding	Safety and Security	2	\$5,000	\$30,000	Grants, general fund	Public Works	36 months
Acquire and install generators, the generator connections/infrastructure, proper mounting system, security barriers, and fuel reservoir for existing and future critical facilities to prevent power failure in the event of a disaster and to continue essential duties.	All Hazards	Energy (Power & Fuel)	3	\$1,000,000	\$6,000,000	Grants, general fund	Public Works	36 months
Update land use planning, using zoning maps & regulations, to prevent future residential development in floodplains and other hazard-prone areas and place requirements on development methods.	Earthquakes, Expansive Soils, Flooding, Tornadoes, Wildfires	Food, Water, Shelter	4	\$2,000	\$12,000	Grants, general fund	Public Works	36 months
Maintain fuel on-site or have multiple ways to obtain fuel for maintaining power during a power outage from an event.	All Hazards	Energy (Power & Fuel)	5	\$10,000	\$60,000	Grants, general fund	Public Works	36 months

Adopt and enforce most current building codes.	All Hazards	Safety and Security	6	\$500	\$3,000	Grants, general fund	Public Works	36 months
Update codes, policies, and regulations to address risks and vulnerabilities to hazards.	All Hazards	Safety and Security	7	\$500	\$3,000	Grants, general fund	Public Works	36 months
Retrofit existing government-owned facilities to withstand all hazards.	All Hazards	Safety and Security	8	\$1,000,000	\$6,000,000	Grants, general fund	Public Works	36 months
Educate the public on their risks to our hazards, and mitigation actions to take, using various outreach methods.	All Hazards	Communications	9	\$5,000	\$30,000	Grants, general fund	Public Works	36 months
Buyout or relocate SRL, RL, and other vulnerable structures within or near a floodplain or dam spillway.	Flooding	Food, Water, Shelter	10	\$500,000	\$3,000,000	Grants, general fund	Public Works	36 months
Educate the public on NFIP policies and their flood risks from various flood sources (bodies of water, dams, flash flooding).	Flooding	Communications	11	\$500	\$3,000	Grants, general fund	Public Works	36 months
Incorporate low-impact development principles for all future development, where applicable.	All Hazards	Food, Water, Shelter	12	\$20,000	\$1,200,000	Grants, general fund	Public Works	36 months
Create defensible space around existing and future development in the WUI.	Wildfires	Food, Water, Shelter	13	\$10,000	\$60,000	Grants, general fund	Public Works	36 months
Partner with neighboring communities on multi-jurisdictional mitigation projects and studies.	All Hazards	Safety and Security	14	\$200,000	\$1,200,000	Grants, general fund	Public Works	36 months
Conduct hazard studies to address data deficiencies and to update our risk assessment.	All Hazards	Communications	15	\$70,000	\$420,000	Grants, general fund	Public Works	37 months
Create a research method to address gaps in capabilities and missing information before the next plan update	All Hazards	Safety and Security	16	\$5,000	\$30,000	General fund, HMGP	Emergency Management	12 Months
Develop an inventory list of the individual age and replacement value of all government owned or operated facilities.	All Hazards	Safety and Security	17	\$2,000	\$12,000	General fund, HMGP	City Administration	12 Months
Total				\$2,835,500	\$18,093,000			

Table 2.8A | Document-Based Preparedness and Capability Gaps

Preparedness Dimension	Documented Status	Key Finding / Validation Need
Natural-hazard risk identification	Partially documented	The HMP profiles nine hazards and provides a Decatur summary, but several event and loss records are countywide or forecast-zone based and local data gaps remain.
Human-caused and technological hazards	Not established by reviewed materials	The HMP does not provide comparable profiles for acts of violence, cyber incidents, hazardous-material releases, utility failures, or other non-natural hazards.

Table 2.8A | Document-Based Preparedness and Capability Gaps

Preparedness Dimension	Documented Status	Key Finding / Validation Need
Natural-hazard risk identification	Partially documented	The HMP profiles nine hazards and provides a Decatur summary, but several event and loss records are countywide or forecast-zone based and local data gaps remain.
Land-use and regulatory mitigation	Partially documented	The HMP lists land-use, building, floodplain, and development-review actions; verify current ordinance effectiveness, administration, and enforcement.
Emergency operations and continuity	Partially documented	The HMP reports an emergency operations plan, mutual aid, warning sirens, and StormReady certification; verify current continuity plans, staffing, backup power, and exercise or after-action records.

2.2 Exposure, Vulnerability, and Existing Conditions

Flooding

Flooding is typically one of the most impactful hazards affecting a community. A floodplain is defined as land adjacent to a water body that is subject to periodic inundation, commonly identified through the 100-year floodplain as Zones A or AE. Although the City of Decatur lacks large bodies of water, the Hazard Mitigation Plan identifies flooding as a recurring risk. Flooding can occur from the overflow of nearby water bodies and from intense rainfall that produces localized flash flooding.

Floodplain coverage in Decatur is relatively limited compared with other portions of Wise County. The supporting GIS analysis identifies approximately 148.07 acres, or 2.8 percent of land within the city limits, and 638.10 acres, or 4.5 percent of the ETJ, within the mapped floodplain, as shown in Table 2.9. Portions of US 380, US 81/287, and several residential properties intersect or adjoin these areas.

Properties inside and outside mapped Special Flood Hazard Areas may experience losses from riverine, flash, drainage, or ponding events. Decatur should maintain National Flood Insurance Program compliance, distinguish mandatory flood-insurance purchase requirements in Special Flood Hazard Areas from voluntary coverage elsewhere, and provide current risk information to property owners, renters, and businesses. Land-use, drainage, and capital decisions should not rely solely on the current 1-percent-annual-chance floodplain.

Table 2.9 | Floodplain in Decatur City Limits and ETJ

Floodplain Area	Acreage	Percentage
City Limits	148.07	2.8%
ETJ	638.10	4.5%

Critical and Vulnerable Facilities

Critical facilities and community lifelines are assets needed to maintain essential functions during and after an emergency. The HMP and working inventory identify 83 Decatur-area critical and vulnerable facility records. Table 2.10 reproduces that working inventory after correcting one duplicated hospital-campus name and restoring the omitted Conoco Phillips fueling-station record. The City should verify current names, addresses, ownership, critical function, populations served, accessibility, backup power, interdependencies, and exposure to each priority hazard before publication.

The inventory spans 22 categories; government facilities and hotels are the largest groups, with 17 and 11 records, respectively. A GIS crosswalk should reconcile the location of all 83 records within the city limits, ETJ, or surrounding county and should distinguish essential critical facilities and community lifelines from vulnerable or high-occupancy assets.

Most listed facilities are outside the mapped 1-percent-annual-chance floodplain, which supports continuity during riverine flood events. Floodplain location alone does not establish resilience; access, power, water, communications, staffing, supply chains, and exposure to wind, hail, tornado, wildfire, heat, and winter-weather hazards should also be evaluated. New critical facilities should be located and designed to remain accessible and operational during priority hazards.

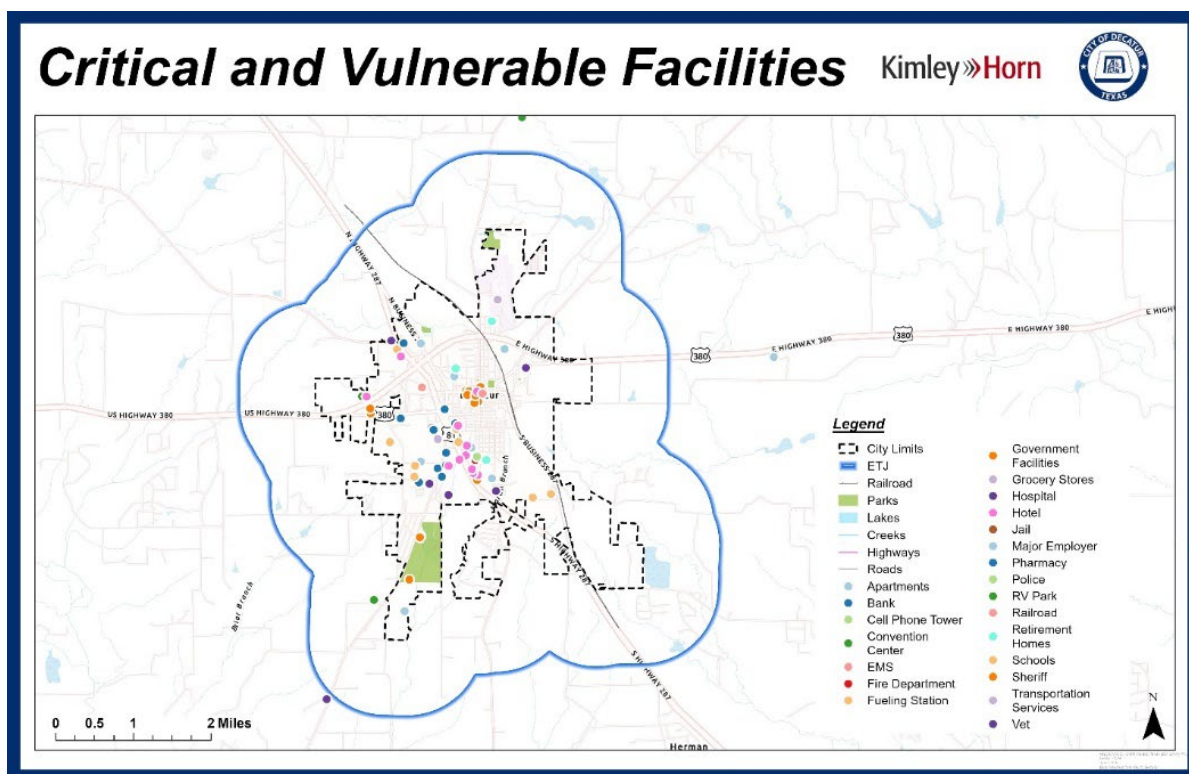
Table 2.10 | Local Inventory of Critical and Vulnerable Facilities

Category	Name or Description
Apartments	Crestview Place
Apartments	Quail Run
Apartments	Eagle Ridge
Apartments	Legacy Trails of Decatur
Apartments	Eighter From Decatur Apartments
Apartments	Decatur Housing Authority
Bank	First Financial
Bank	Legend Bank
Bank	Wells Fargo
Bank	First State Bank
Bank	Pilgrim Bank
Cell Phone Tower	AT&T
Convention Center	Decatur Convention Center
EMS	Wise County EMS Station 1
Fire Department	Decatur Station 1
Fire Department	East Wise
Fire Department	Greenwood/Slidell Station 1
Fire Department	Greenwood/Slidell Station 2
Fire Department	Greenwood/Slidell Station 3
Fueling Station	Exxon
Fueling Station	Valero
Fueling Station	ALON
Government Facilities	TX DPS
Government Facilities	Wise County Courthouse
Government Facilities	Wise County Courthouse Annex JP2-Law Enforcement Center
Government Facilities	Wise County Courthouse Annex JP1
Government Facilities	911 Addressing/Public Works
Government Facilities	Adult Probation

Government Facilities	Elections
Government Facilities	Juvenile Services
Government Facilities	Records Office Building
Government Facilities	Tax/Auto Registration Office
Government Facilities	Financial Building
Government Facilities	AgriLife
Government Facilities	WARM
Government Facilities	Chamber Building
Government Facilities	Wise County Animal Shelter
Government Facilities	Asset Control
Government Facilities	Wise County Precinct 1
Grocery Stores	Walmart
Grocery Stores	Lowes Market
Hospital	Wise Regional-East Campus
Hospital	Wise Regional-East Campus
Hotel	Hampton Inn & Suites
Hotel	Baymont by Wyndham
Hotel	Fairfield Inn & Suites
Hotel	Rodeway Inn by Choice Hotels
Hotel	Candlewood Suites
Hotel	Lone Star Inn
Hotel	Holiday Inn Express
Hotel	Best Western
Hotel	LaQuinta
Hotel	Econo Lodge
Hotel	Motel 6
Jail	Wise County Jail
Major Employer	Poco Graphite
Major Employer	Imperial Fabrication
Pharmacy	Walmart
Pharmacy	S&J Medical Center Pharmacy
Pharmacy	Best Value Renshaw Drug
Pharmacy	Solaris Pharmacy
Pharmacy	CVS
Police	Decatur PD
Railroad	BNSF Railway Company
Retirement/Nursing Homes	Governors Ridge
Retirement/Nursing Homes	Heritage Place
Retirement/Nursing Homes	The Hills
RV Park	Decatur RV Park
RV Park	Brushy Creek RV Park

RV Park	Double Duty RV Park
RV Park	Meadowlake Village
Schools	Decatur High School
Schools	Decatur Middle
Schools	Carson Elementary
Schools	Rann Elementary
Schools	Decatur Intermediate
Sheriff	Wise Co SO
Transportation Services	Decatur Municipal Airport
Vet	Wise County Animal Clinic
Vet	Decatur Vet Clinic
Vet	Heritage Vet Clinic
Vet	Plumcreek Animal Clinic

Figure 2.2 | Critical and Vulnerable Facilities



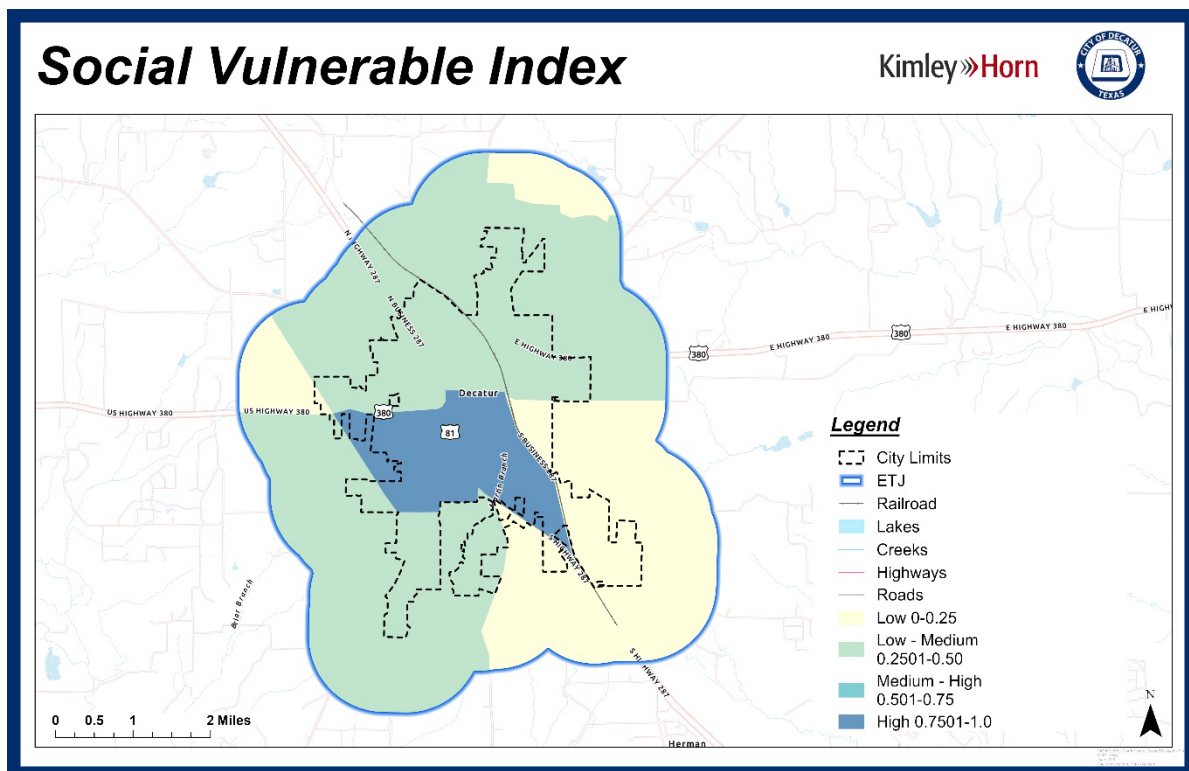
Social Vulnerability Index

Social vulnerability is a screening measure of the relative challenges people may face in preparing for, responding to, and recovering from hazards. Indicators commonly address income, age, disability, housing, transportation, language, and other socioeconomic conditions. Area-level scores should not be interpreted as precise property-level conditions or as a substitute for current local knowledge and community engagement.

The accompanying map indicates the highest relative vulnerability in central Decatur, medium-to-high values immediately north of the core and into the northern ETJ, and lower values in southern and eastern areas. Before final publication, the figure source line should identify the dataset, data year, census geography, and scoring method so that the map can be interpreted and updated appropriately.

These patterns should inform accessible and multilingual warning, transportation and evacuation assistance, cooling and warming options, shelter and medical-access planning, utility-restoration priorities, renter and affordable-housing recovery, and outreach through trusted community organizations. Actions should be validated with current demographic and functional-needs data and community input.

Figure 2.3 | Social Vulnerability Index



Wildfire Risk

Wildfire risk assesses the likelihood of wildfire occurrence and potential impacts, based on factors such as vegetation density, land-use patterns, and the proximity of structures to combustible fuels. The City of Decatur exhibits a mix of urban and semi-rural development, while the ETJ consists largely of undeveloped land, including forested areas, agricultural lands, and open space. These conditions contribute to elevated wildfire risk, as grasses, shrubs, and other natural vegetation create a significant fuel load that can ignite and spread rapidly under favorable conditions.

Table 2.11 and Figure 2.4 summarize mapped wildland-urban-interface conditions. “Sources of Ember Load to Buildings” is the largest mapped category, representing 31.7 percent of the city limits and 47.0 percent of the ETJ. Secondary exposure is more prevalent within the city limits (27.7 percent) than in the ETJ (1.5 percent), reflecting differences in development pattern and surrounding fuels.

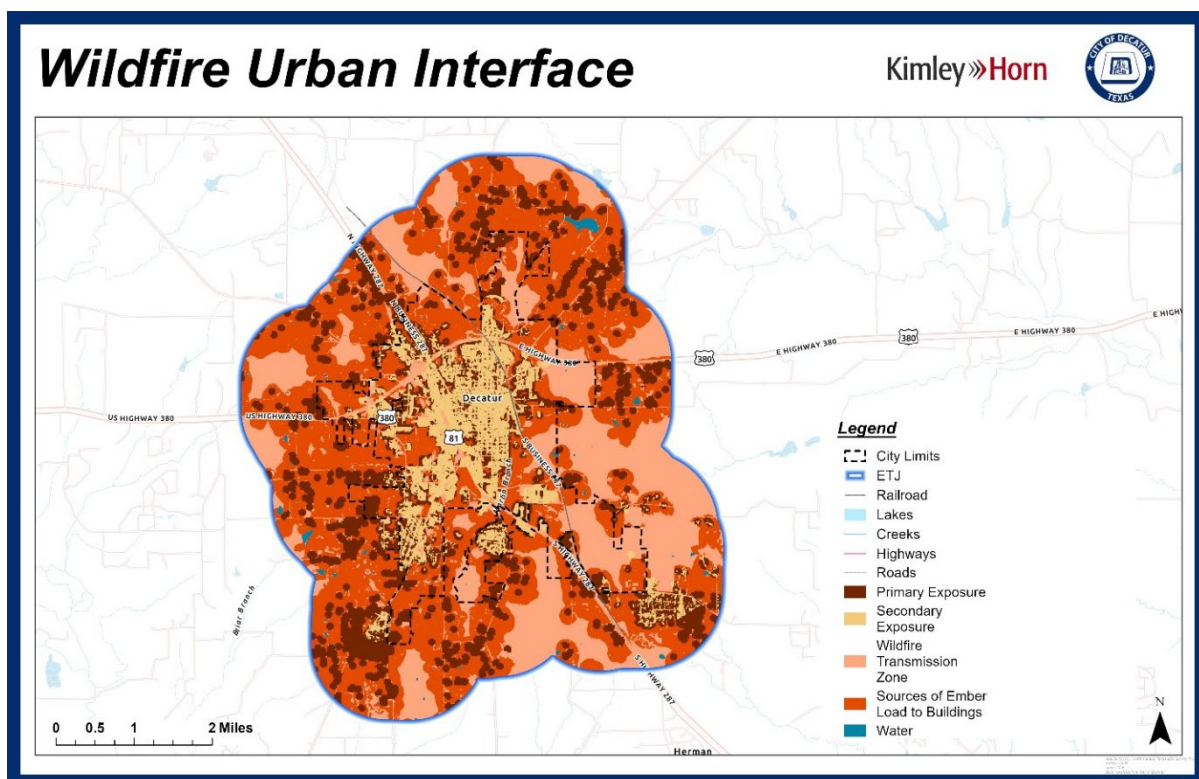
Primary exposure is similar in the two geographies—19.0 percent in the city limits and 21.4 percent in the ETJ. Wildfire transmission zones account for 21.5 percent of the city limits and 29.4 percent of the ETJ. These categories describe modeled exposure pathways; they are not parcel-specific predictions and should be paired with current fire-department knowledge, access, water-supply, vegetation, and development data.

The findings support coordinated mitigation across developed and undeveloped areas, including defensible-space and vegetation practices, connected emergency access, water-supply planning, resilient landscaping, and site-specific review where new development approaches the wildland-urban interface.

Table 2.11 | Wildfire Urban Interface

WLU	City Limits		ETJ	
Primary Exposure	1,157.1	19.0%	3,110.5	21.4%
Secondary Exposure	1,689.8	27.7%	223.8	1.5%
Wildfire Transmission Zone	1,308.5	21.5%	4,278.1	29.4%
Sources of Ember Load to Buildings	1,933.9	31.7%	6,842.6	47.0%
Water	3.3	0.1%	90.5	0.6%

Figure 2.4 | Wildfire-Urban Interface by Conditions



2.3 Economic Resilience and Recovery

Economic resilience is the capacity of residents, businesses, institutions, and local government to withstand disruption, maintain essential economic functions, and recover in a way that reduces future risk. Decatur's mitigation investments should support the Decatur 2050 Comprehensive Plan's objectives for a strong and resilient local economy, a diversified tax base, lifecycle-based infrastructure investment, effective public-private partnerships, and resilient Airport and Industrial Park districts.

The HMP contains useful infrastructure and land-use mitigation actions, but it does not provide a complete economic-recovery framework. Recovery also requires continuity of government and business operations, restoration of utilities and transportation, workforce and housing stability, rapid damage assessment and permitting, financial management and reimbursement, communication with employers and residents, and equitable access to recovery assistance.

The HMP actions below are organized by implementation theme and can support Decatur's capital planning. They should be paired with an economic-recovery framework that identifies a lead coordinator and decision structure; establishes continuity, restoration, re-entry, and communication priorities; and defines working relationships with the Economic Development Corporation, Chamber, Main Street, major employers, health-care providers, utilities, schools, financial institutions, and nonprofit organizations.

Flood Mitigation

These projects address flood-related vulnerabilities and strengthen the protection of Decatur's infrastructure, supporting both economic growth and resilient development patterns. This approach aligns with the Economic Development objective of proactive provision of public infrastructure, ensuring that investments reduce risk while facilitating sustainable development.

HMP Action Item: Buyout or relocate SRL, RL, and other vulnerable structures within or near a floodplain or dam spillway.

- **HMP Reference:** Decatur Action Item #10.
- **Estimated Cost:** \$500,000
- **Estimated Benefit:** \$3,000,000
- **Impact:** Reduces flooding risk for businesses and residential areas, preventing repeated economic disruption.

HMP Action Item: Improve capabilities in the National Flood Insurance Program (NFIP)

- **HMP Reference:** Decatur Action Item #2
- **Estimated Cost:** \$5,000
- **Estimated Benefit:** \$30,000
- **Impact:** Encourages flood insurance participation for businesses and residents, reducing uninsured losses and economic impacts

Critical Facility and Vulnerability Enhancements

These improvements ensure the continued operation of Decatur's public facilities and critical infrastructure during hazard events, enhancing reliability, reducing service disruptions, and strengthening overall community resilience.

HMP Action Item: Acquire and install generators, generator connections/infrastructure, proper mounting system, security barriers, and fuel reservoir for existing and future critical facilities to prevent power failure in the event of a disaster and to continue essential duties.

- **HMP Reference:** Decatur Action Item #3
- **Estimated Cost:** \$1,000,000
- **Estimated Benefit:** \$6,000,000
- **Impact:** Ensures continuity of businesses and services during power outages caused by disasters.

HMP Action Item: Retrofit existing government-owned facilities to withstand all hazards.

- **HMP Reference:** Decatur Action Item #8
- **Estimated Cost:** \$1,000,000
- **Estimated Benefit:** \$6,000,000
- **Impact:** Reduces damage to public buildings that support recovery operations, lowering repair costs and business downtime.

HMP Action Item: Retrofit existing government-owned facilities to withstand all hazards.

- **HMP Reference:** Decatur Action Item #17
- **Estimated Cost:** \$2,000
- **Estimated Benefit:** \$12,000
- **Impact:** Proactively enables upgrades for aging infrastructure, preventing emergency repair costs and operational delays.

Wildfire Mitigation and Resilient Infrastructure

These projects align with Decatur's Comprehensive Plan objective of a designed sense of place for businesses by creating opportunities to enhance the visual character and aesthetic quality of key areas while also establishing defensible space that improves safety and long-term resilience.

HMP Action Item: Incorporate nature-based, green infrastructure in all future development, where applicable.

- **HMP Reference:** Action Item #12
- **Estimated Cost:** \$20,000
- **Estimated Budget:** \$1,200,000
- **Economic Impact:** Protects residential and commercial areas from hazards, ensuring businesses can operate during recovery

HMP Action Item: Create defensible space around existing and future development in the WUI.

- **HMP Reference:** Action Item #13
- **Estimated Cost:** \$10,000
- **Estimated Budget:** \$60,000
- **Economic Impact:** Protects residential and commercial areas from wildfire damage, ensuring businesses can operate during recovery.

Policy and Zoning Updates

These initiatives align with Decatur's fiscal and economic strategy objective of balanced economic growth by promoting hazard-resilient development and establishing sustainable land use policies that reduce risk while supporting long-term stability.

HMP Action Item: Update land use planning, using zoning maps & regulations, to prevent future residential development in floodplains and other hazard-prone areas and place requirements on development methods.

- **HMP Reference:** Decatur Action Item #4
- **Estimated Cost:** \$2,000
- **Estimated Benefit:** \$12,000
- **Impact:** Ensures safer growth by directing new construction to resilient locations, preventing future economic losses caused by hazards.

HMP Action Item: Adopt and enforce most current building codes.

- **HMP Reference:** Decatur Action Item #6
- **Estimated Cost:** \$500
- **Estimated Benefit:** \$3,000
- **Impact:** Ensures new construction complies with modern hazard-resilient standards, reducing repair costs for homes and businesses.

HMP Action Item: Update codes, policies, and regulations to address risks and vulnerabilities to hazards.

- **HMP Reference:** Decatur Action Item #7
- **Estimated Cost:** \$500
- **Estimated Benefit:** \$3,000
- **Impact:** Maintains hazard-warning standards across all sectors, strengthening resilience in public and private developments.

Private and Public Partnerships

These initiatives strengthen public awareness and regional coordination for hazard mitigation, supporting the Comprehensive Plan objective of effective public-private partnerships.

HMP Action Item: Educate the public on their risks to our hazards, and mitigation actions to take, using various outreach methods.

- **HMP Reference:** Decatur Action Item #9
- **Estimated Cost:** \$5,000
- **Estimated Benefit:** \$30,000
- **Impact:** Promotes an informed community that is better prepared, reducing loss of life and recovery costs.

HMP Action Item: Partner with neighboring communities on multi-jurisdictional mitigation projects and studies.

- **HMP Reference:** Decatur Action Item #14
- **Estimated Cost:** \$200,000

- **Estimated Benefit:** \$1,200,000

- **Impact:** Strengthens regional capabilities, brings shared resource benefits, and fosters faster hazard recovery across jurisdictions.

HMP Action Item: Assist homeowners with application and implementation of residential mitigation projects.

- **HMP Reference:** Decatur Action Item #1
- **Estimated Cost:** \$5,000
- **Estimated Benefit:** \$30,000
- **Impact:** Provides critical support to homeowners for strengthening their properties against hazards, reducing recovery costs and stabilizing property values. By supporting residential resilience, Decatur ensures fewer disruptions that impact workforce and economic activity.

Data and Research Initiatives

These projects focus on improving hazard data and research capabilities to prepare for future mitigation actions.

HMP Action Item: Conduct hazard studies to address data deficiencies and to update our risk assessment.

- **HMP Reference:** Decatur Action Item #15
- **Estimated Cost:** \$70,000
- **Estimated Benefit:** \$420,000
- **Impact:** Provides accurate data for mitigating risks, informing infrastructure priorities, and minimizing long-term costs.

HMP Action Item: Create a research method to address gaps in capabilities and missing information before the next plan update.

- **HMP Reference:** Decatur Action Item #16
- **Estimated Cost:** \$5,000
- **Estimated Benefit:** \$30,000
- **Impact:** Ensures Decatur's hazard mitigation plan evolves to address emerging vulnerabilities, securing funding and reducing risks.

Group	Total Budget	Total Benefit
Flood Mitigation	\$505,000	\$3,030,000
Critical & Vulnerable Facilities	\$2,000,000	\$12,000,000
Wildfire Mitigation & Sustainable Infrastructure	\$30,000	\$1,260,000
Policy & Zoning Updates	\$2,500	\$15,000
Private & Public Partnerships	\$205,000	\$1,230,000
Data & Research Initiatives	\$75,000	\$450,000

Cost and benefit note: The budgets and benefits shown above are HMP planning estimates. They should be validated and subjected to the applicable grant, engineering, and benefit-cost requirements before programming or funding decisions are made.

Overall, the hazard review reinforces the need to coordinate Decatur’s future growth with infrastructure capacity, environmental constraints, emergency access, continuity, and recovery. The Wise County HMP provides a useful natural-hazard foundation, but implementation should be tracked and supplemented with current City information and a review of human-caused and technological hazards. Integrating these findings into the Future Land Use Plan, zoning ordinance, development review, capital program, and emergency and recovery planning can reduce long-term risk while supporting safe and fiscally sustainable growth.

3. Existing Land Use Analysis

The parcel-based inventory covers approximately 5,278.03 acres within the city limits and 14,049.46 acres in the ETJ, for a combined 19,327.49 acres. Within the city limits, residential land is the largest category at 1,420.68 acres (26.9 percent), followed by agriculture at 1,166.61 acres (22.1 percent), undeveloped land at 948.80 acres (18.0 percent), institutional uses at 764.26 acres (14.5 percent), and commercial uses at 563.20 acres (10.7 percent). The ETJ remains predominantly agricultural, with 10,235.34 acres (72.9 percent), followed by residential land at 2,243.77 acres (16.0 percent), undeveloped land at 920.61 acres (6.6 percent), and commercial land at 470.93 acres (3.4 percent). Across the combined study area, agriculture represents approximately 59.0 percent of mapped acreage, reinforcing the contrast between the developed urban core and the largely rural ETJ.

Land Use	CL Acreage	ETJ Acreage	Combined Acreage
Agriculture	1,166.61	10,235.34	11,401.95
Commercial	563.20	470.93	1,034.13
Industrial	169.34	74.15	243.49
Infrastructure	52.49	0.79	53.28
Institution	764.26	102.60	866.86
Park	192.65	1.26	193.91
Residential	1,420.68	2,243.77	3,664.46
Undeveloped	948.80	920.61	1,869.42
Total	5,278.03	14,049.46	19,327.49

3.2 Land Availability and Planning Considerations

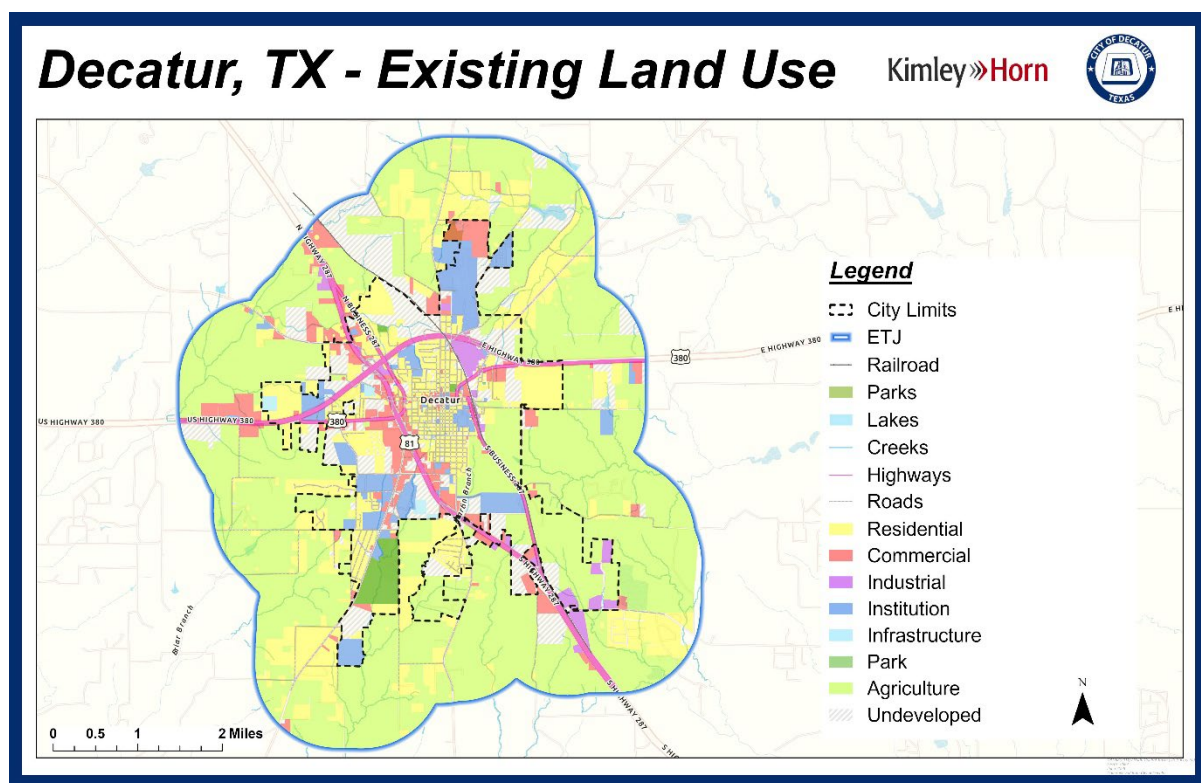
The inventory classifies the predominant observable use of each parcel for planning purposes. It is not a zoning map, an entitlement determination, a market-feasibility study, or a parcel-level buildable-land analysis. Mixed-use or multi-function parcels may be represented by a single predominant category, and acreage totals may vary slightly as boundary, right-of-way, water, and parcel layers are refined.

Undeveloped land totals approximately 948.80 acres within the city limits (18.0 percent) and 920.61 acres in the ETJ (6.6 percent). Agricultural land totals an additional 1,166.61 acres within the city limits and 10,235.34 acres in the ETJ. These categories should not be treated as automatically available for development; ownership, environmental and hazard constraints, utility capacity, access, parcel configuration, infrastructure cost, annexation, and market timing must be evaluated before assigning future land uses.

If agriculture and undeveloped land are treated as separate land-supply categories, the remaining mapped uses represent approximately 59.9 percent of the city limits and 20.6 percent of the ETJ. The Future Land Use Plan should use this inventory together with the population scenarios, development pipeline, infrastructure capacity, hazard findings, and community input to evaluate housing options, activity centers, mixed-use opportunities, commercial corridors, the Airport District, and industrial and employment areas.

Source: Existing Land Use Analysis workbook, July 2026. Percentages are calculated from the acreages in Table 3.1 and may not total exactly 100 percent because of rounding.

Exhibit 3.1 | Existing Land Use Map



3.3 Water and Wastewater System Context

The adopted Decatur 2050 Comprehensive Plan identifies public infrastructure as a key factor in shaping where and how Decatur can accommodate future growth. Water and wastewater service are presented as core municipal systems that should be coordinated with land use, development phasing, and capital investment decisions. The plan recognizes that infrastructure availability influences the suitability of land for new development and that extensions of service should be evaluated in relation to the City's long-term growth strategy, fiscal capacity, and development priorities.

For water service, the Comprehensive Plan generally frames system planning around the ability to provide adequate supply, distribution, pressure, and fire-flow capacity as development occurs. Continued growth

within the city limits, ETJ, and areas where utility service may be requested will require coordination between future land use planning and water system improvements. This includes evaluating whether

existing lines, storage, pumping, and pressure-zone facilities can support anticipated development patterns or whether improvements should be sequenced before higher-intensity or outward growth is encouraged.

For wastewater service, the Comprehensive Plan emphasizes the need to align collection and treatment capacity with future development and redevelopment opportunities. Areas already served by wastewater infrastructure may be better positioned for near-term growth, while areas outside existing service limits may require line extensions, lift stations, capacity improvements, or other capital investments. These considerations are especially important when evaluating future land use designations, annexation potential, and the feasibility of extending urban development patterns into currently undeveloped or lower-service areas.

Overall, the available information supports using water and wastewater capacity as a screening factor in the land use plan update rather than treating all vacant or developable land as equally ready for growth. Future land use recommendations should distinguish between areas where infrastructure is already available, areas where targeted upgrades could support planned growth, and areas where service extensions may create higher long-term costs or require additional policy direction. This approach will help the City connect land use decisions with infrastructure readiness, capital planning, and the timing of development.

3.4 Infrastructure, Public Facilities, and Drainage Considerations

Infrastructure availability and capacity are important factors in determining whether land is appropriate for future development. The Decatur 2050 Comprehensive Plan documents the City's water and wastewater systems and identifies planned infrastructure improvements; however, those findings reflect conditions available during preparation of the 2020 plan and do not, by themselves, establish current remaining or committed capacity. Before the Future Land Use Map is finalized, the City and project team should confirm current water supply, treatment, storage and distribution capacity; wastewater treatment and collection capacity; utility service and CCN boundaries; planned capital improvements; known system constraints; and the ability to extend services to anticipated growth areas.

The mapped floodplain and hazard findings in this report identify general flood exposure but do not constitute an inventory of localized storm-drainage problem areas. Known ponding locations, drainage complaints, undersized facilities, and planned drainage improvements should be confirmed with City engineering and public works staff and incorporated into the evaluation of future growth areas. Public facility needs, including police, fire, parks, library, and municipal facilities, should likewise be evaluated against the population scenarios as the Future Land Use Plan is developed.

Figure 3.1 | Existing Land Use Composition in the City Limits

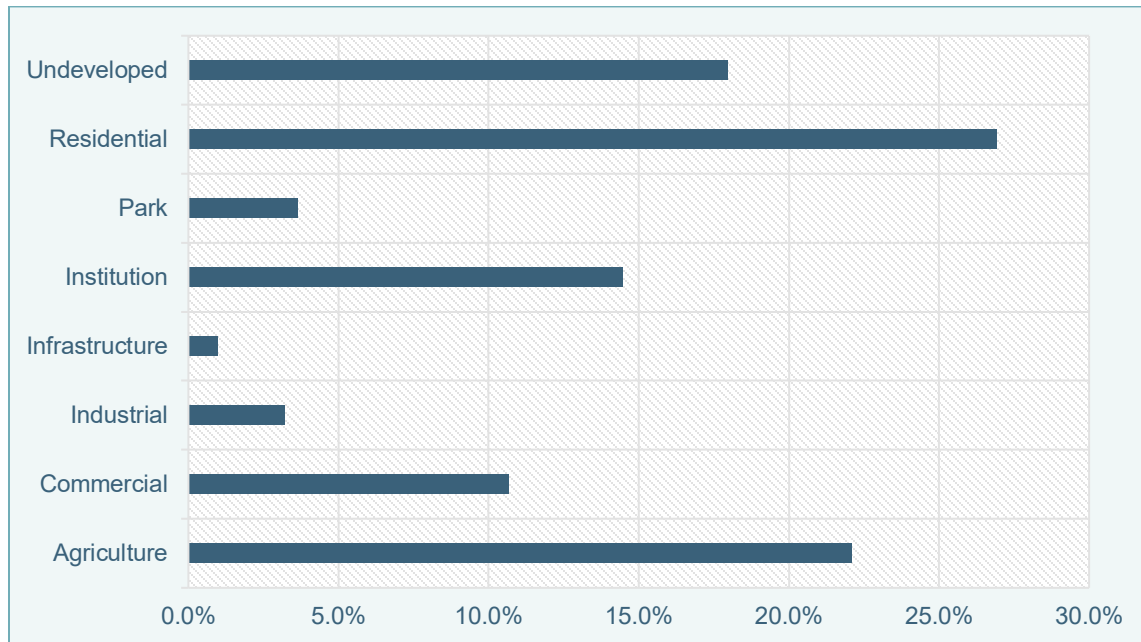
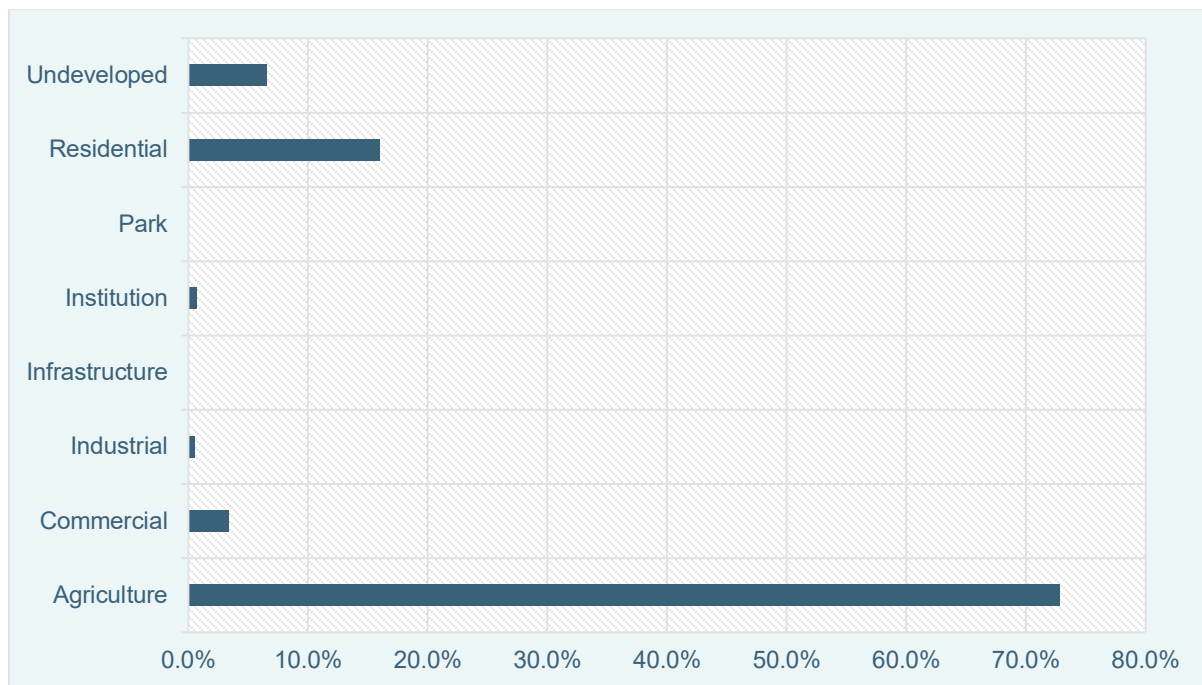


Figure 3.2 | Existing Land Use Composition in the ETJ



Source Notes

- (1) U.S. Census Bureau, 2010 and 2020 Decennial Census counts for Decatur city, Texas.
- (2) U.S. Census Bureau, Vintage 2025 City and Town Population Estimates, released May 2026.
- (3) U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, including households, housing units, and persons per household.
- (4) North Central Texas Council of Governments, 2026 Population Estimates, May 2026.

- (5) North Central Texas Council of Governments, adopted 2050 Demographic Forecast, approved November 21, 2024, and 2050 select-city summary data.
- (6) North Central Texas Council of Governments, 2045 Forecast Description, February 2022, used for select-city methodology and limitation notes.
- (7) City of Decatur, Decatur 2050 Comprehensive Plan, adopted October 26, 2020.
- (8) Texas Demographic Center, Vintage 2024 county population projections, and Texas Water Development Board regional water-planning projections, used only as geography-specific external references.