



# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

## AGENDA

### (Zoning) Board of Adjustment Meeting Wednesday, January 18, 2017 at 3:30 P.M. City Hall Council Chambers 201 E. Walnut

#### Call to Order

- ITEM 1:** Approval of October 17, 2016 Minutes.
- ITEM 2:** **ZBA2017-01**—The Board to hear public input and consider taking action on a request from Pastor Ron Fox, on behalf of Cornerstone Baptist Church, for a Special Exception from the City of Decatur’s Zoning Ordinance regarding parking in a Single Family-1 (SF-1) Zoning District. Specifically, applicant is requesting a Special Exception to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Article 7, “Development Standards,” Section 7.3, “Off-Street Parking and Loading Regulations,” Subsection 7.3.3 “Parking Requirements Based upon Use,” Item B(4) “Churches” requirement of one (1) space for each three (3) seats in the main sanctuary in addition to the requirements for other uses such as classrooms, offices, gymnasiums, and similar ancillary uses. Applicant is requesting to meet the parking requirements of one (1) space for each three (3) seats for the sanctuary and all ancillary uses. The subject property is legally described as proposed Lot 1, Block 1, Cornerstone Baptist Church Addition and is more commonly referred to as 1500 Preskitt Road, Decatur, Texas.
- ITEM 3:** Discuss and Approve 2017 Meeting Schedule.
- ITEM 4:** New and/or future business items.

#### Adjournment

Prepared and posted this 13<sup>th</sup> day of January 2017 in accordance with Chapter 551, Texas Government Code.

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Dedra D. Ragland, AICP  
Director of Planning and Development