



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 627-9600 voice ★ (940) 626-4629 fax

AGENDA

Board of Adjustment Meeting Wednesday, January 18, 2012 at 3:30 P.M. City Hall Council Chamber 201 E. Walnut

Call to Order

ITEM 1: Approval of August 17, 2011 Minutes.

ITEM 2: **ZBA2012-01**—Board to hear, consider and take action on Victoria Companies, LLC's request for a variance from the City of Decatur's Zoning Ordinance regarding the maximum floor area for multifamily structures. Specifically, applicant is requesting a variance to increase the maximum floor area from six thousand (6,000) square feet per floor in a single structure erected for multiple-family occupancy to up to eleven thousand (11,000) square feet per floor. The subject property is generally described as 9.765 acres of land located east of Fairview Addition and west of Murvil Road, Decatur, Texas.

ITEM 3: **ZBA2012-02**—Board to hear, consider and take action on Victoria Companies, LLC's request, on behalf of Hersh Development, for a variance from the City of Decatur's Zoning Ordinance regarding parking requirements for multifamily zoned properties. Specifically, applicant is requesting a variance from the minimum parking requirements of 2¼ spaces for each dwelling unit in apartments to 1¾ spaces for each dwelling unit in apartments. The subject property is generally described as 9.765 acres of land located east of Fairview Addition and west of Murvil Road, Decatur, Texas.

Adjournment

Prepared and posted this 13th day of January 2012 in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Planning Director

*NOTE: THE ZONING BOARD OF ADJUSTMENT RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.