

City of Florence  
P.O. Box 430  
851 FM 970  
Florence, Texas 76527  
[florence@florencetex.com](mailto:florence@florencetex.com)  
254-793-2490

December 14, 2022

**You have received this Notice of Public Hearings because you have been identified as an owner of property within 200 feet of an item scheduled for public hearing by the City of Florence.**

## **NOTICE OF PUBLIC HEARINGS**

### **Zoning Board of Adjustment**

**January 3, 2023**

The Zoning Board of Adjustments will hold a public hearing at 6:00 p.m. on January 3, 2023. The purpose of the public hearings is to consider an ordinance requesting a variance request on the following properties:

- Section 5.02.2- Minimum square footage of a lot size from 10,000 to 8675 of Lot 1 and 8875 of Lot 2. Section 5.02.3- Minimum lot width of 80 feet to 61.08 lot 1 and 62.80 lot 2 within the City of Florence, TX, more commonly known as 307 N Patterson Avenue, pursuant to Section 5.02 of the Florence Subdivision Ordinance.
- Section 5.02.3 of the Florence Subdivision Ordinance- Minimum lot width of 80 feet regarding lot dimensions for previously approved plat and Section 24 of the Zoning Ordinance regarding non-conforming structure within the City of Florence, TX, more commonly known as 302 Ledger Street.

All interested parties and citizens will be given an opportunity to be heard at these meetings. For further information, please contact the City Secretary's office located at the Florence Municipal Complex, 851 FM 970, Florence, Texas 76527, 254-793-2490 extension 100.

*Texas Local Government Code* Sect. 212.015(c) states "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

**I certify that the above notice of the City Council Meeting was posted at City Hall of the City of Florence, Texas on or before 5:00 p.m. on the 14<sup>th</sup> day of December, 2022.**

  
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Amy L. Crane, City Secretary

# City of Florence Board of Adjustments

Mayor  
Mary Condon

Mayor Pro Tem  
Debra Bartos Cahill

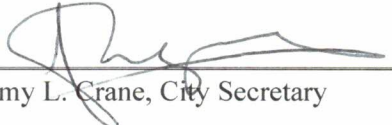
Council Members  
Lesa Ragsdale  
Amanda Davis  
Jesus Castillo  
Kory Woolverton

**NOTICE IS HEREBY GIVEN** that the Board of Adjustments of the City of Florence will conduct a Meeting scheduled for 6:00 p.m. on January 3, 2023, located at Florence Municipal Complex- 851 FM 970, Florence, Texas 76527.

## Agenda:

1. Call to Order.
2. Pledge of Allegiance.
3. Invocation or Moment of Silence.
4. **Public Comment. THE RESPONSE OF THE BOARD OF ADJUSTMENTS TO ANY COMMENT UNDER THIS HEADING IS LIMITED TO MAKING A STATEMENT OF SPECIFIC FACTUAL INFORMATION IN RESPONSE TO THE INQUIRY, OR RECITING EXISTING POLICY. ANY DELIBERATION OF THE ISSUE IS LIMITED TO A PROPOSAL TO PLACE IT ON A LATER AGENDA.**
5. Discussion, consideration, and possible action on an ORDER GRANTING/DENYING ZONING VARIANCE for the following plats-
  - a.) Section 5.02.2- Minimum square footage of a lot size from 10,000 to 8675 of Lot 1 and 8875 of Lot 2. Section 5.02.3- Minimum lot width of 80 feet to 61.08 lot 1 and 62.80 lot 2 within the City of Florence, TX, more commonly known as 307 N Patterson Avenue, pursuant to Section 5.02 of the Florence Subdivision Ordinance.
  - Section 5.02.3 of the Florence Subdivision Ordinance- Minimum lot width of 80 feet regarding lot dimensions for previously approved plat and Section 24 of the Zoning Ordinance regarding non-conforming structure within the City of Florence, TX, more commonly known as 302 Ledger Street.

**I certify that the above notice of the Board of Adjustments Meeting was posted at City Hall of the City of Florence, Texas on or before 5:00 pm on the 30<sup>th</sup> day of December, 2022.**

  
Amy L. Crane, City Secretary

**Agenda items may be considered, deliberated and/or acted upon in a different order than set forth above.**

**At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the BOARD OF ADJUSTMENTS reserves the right to meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during open meeting.**

**NOTICE OF PUBLIC HEARINGS**  
**January 3, 2023**

**NOTICE IS HEREBY GIVEN** the Florence City Council of the City of Florence will conduct a Public Hearing scheduled for 6:00 p.m. on January 3, 2023, located at Florence Municipal Complex, 851 FM 970, Florence, Texas 76527.

**The meeting will hear public comments and concerns on the proposed rezoning request from KCE Homes to rezone from Single Family Residential to Planned Development District – WCAD Parcels R613831, R010964, R010963- Brewster Addition- 505 Brewster.**

**The meeting will hear public comments and concerns on the proposed rezoning request from James Earl Johnson to rezone from Single Family Residential to Planned Development District – WCAD Parcel R360265, R360263, R360264- Bland Subdivision- Preslar Addition.**

**The meeting will hear public comments and concerns on the proposed rezoning request from Mark and Valerie Juster/Builders Land Properties, LLC to rezone from Single Family Residential/Commercial to Planned Development District - 292 FM 970- WCAD Parcels R474932, R618522, R474933.**

I certify that the above notice of the City Council Meeting was posted at City Hall of the City of Florence, Texas on or before 5:00 pm on the 21<sup>st</sup> day of December, 2022.

  
Amy L. Crane, City Secretary

# City of Florence Council Agenda

Mayor  
Mary Condon

Mayor Pro Tem  
Debra Bartos Cahill

Council Members  
Lesa Ragsdale  
Denise Deichmann  
Amy Hansson  
Kory Woolverton

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Florence will conduct its Regular Meeting scheduled for 6:05 pm on January 3, 2023, located at Florence Municipal Complex- 851 FM 970, Florence, Texas 76527.

## Agenda:

1. Call to Order.
2. Pledge of Allegiance.
3. Invocation or Moment of Silence.

**Public Comment. THE RESPONSE OF THE COUNCIL TO ANY COMMENT UNDER THIS HEADING IS LIMITED TO MAKING A STATEMENT OF SPECIFIC FACTUAL INFORMATION IN RESPONSE TO THE INQUIRY, OR RECITING EXISTING POLICY. ANY DELIBERATION OF THE ISSUE IS LIMITED TO A PROPOSAL TO PLACE IT ON A LATER AGENDA.**

## CONSENT AGENDA:

4. All items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests one, in which event the item will be removed from the consent agenda and considered on the regular agenda.
  - a. Consideration on approving minutes-  
December 6, 2022

## REGULAR AGENDA:

**Discussion, consideration, and possible action on the following reports-  
Committee, Council Member, and City Staff Reports:**

5. **Mayor/Council Report-  
Capital Improvements Report**
6. **Municipal Court-  
Monthly Municipal Court Report**
7. **City Secretary Amy L. Crane-  
Monthly Financial Report**
8. **Chief of Police Adam Marsh-  
Monthly Incident Report  
Code Enforcement Report  
Neighborhood Watch Committee Report**
9. **Public Works Department- Public Works Director Jeffrey Dixon-  
Monthly Report**
10. **Florence Chamber of Commerce-  
Monthly Report**
11. **Florence Planning and Zoning Committee-  
Monthly Report**
12. **Building Services Director- Mary Dixon  
Monthly Report**

# City of Florence Council Agenda

Mayor  
Mary Condon

Mayor Pro Tem  
Debra Bartos Cahill

Council Members  
Lesa Ragsdale  
Denise Deichmann  
Amy Hansson  
Kory Woolverton

13. Discussion, consideration, and possible action on a Resolution approving the Conceptual Plan submitted as part of the proposed rezoning request from **James Earl Johnson** to rezone from Single-Family Residential to Planned Development District – **WCAD Parcels- R360265, R360263, R360264- Bland Subdivision- Preslar Addition.**
14. Discussion, consideration, and possible action on the recommendation from Planning and Zoning Commission to City Council on the proposed rezoning request **James Earl Johnson** and an Ordinance to rezone from Single-Family Residential to Planned Development District –**WCAD Parcels- R360265, R360263, R360264- Bland Subdivision- Preslar Addition.**
15. Discussion, consideration, and possible action on a Resolution approving the Development Plan submitted as part of the proposed rezoning request from **James Earl Johnson** to rezone from Single-Family Residential to Planned Development District – **WCAD Parcels- R360265, R360263, R360264- Bland Subdivision- Preslar Addition.**
16. Discussion, consideration, and possible action on a Resolution approving the Conceptual Plan submitted as part of the proposed rezoning request from **KCE Homes** to rezone from Single-Family Residential to Planned Development District – **WCAD Parcels R613831, R010964, R010963- Brewster Addition- 505 Brewster.**
17. Discussion, consideration, and possible action on the recommendation from Planning and Zoning Commission to City Council on the proposed rezoning request **KCE Homes** and an Ordinance to rezone from Single-Family Residential to Planned Development District – **WCAD Parcels R613831, R010964, R010963- Brewster Addition- 505 Brewster.**
18. Discussion, consideration, and possible action on a Resolution approving the Development Plan submitted as part of the proposed rezoning request from **KCE Homes** to rezone from Single-Family Residential to Planned Development District – **WCAD Parcels R613831, R010964, R010963- Brewster Addition- 505 Brewster.**
19. Discussion, consideration, and possible action on a Resolution approving the Conceptual Plan submitted as part of the proposed rezoning request from **Mark and Valerie Juster/Builders Land Properties, LLC** to rezone from Single-Family Residential/Commercial to Planned Development District – **WCAD Parcels R474932, R618522, R474933- 292 FM 970**
20. Discussion, consideration, and possible action on the recommendation from Planning and Zoning Commission to City Council on the proposed rezoning request **Mark and Valerie Juster/Builders Land Properties, LLC** and an Ordinance to rezone from Single-Family Residential/Commercial to Planned Development District – **WCAD Parcels R474932, R618522, R474933- 292 FM 970**
21. Discussion, consideration, and possible action on a Resolution approving the Development Plan submitted as part of the proposed rezoning request from **Mark and Valerie Juster/Builders Land Properties, LLC** to rezone from Single-Family Residential/Commercial to Planned Development District – **WCAD Parcels R474932, R618522, R474933- 292 FM 970**
22. Discussion, consideration, and possible action on Resolution No 01032023-01 to enter into a maintenance contract regarding State Highways' within the territorial limits of Florence with the Texas Transportation Commission.
23. Discussion, consideration, and possible action on proposals received for qualifications for Engineering for 2023-2024 CDBG Grant application for water/wastewater infrastructure projects.
24. Discussion, consideration, and possible action on Expenditures.
25. Discussion, consideration, and possible action on date and time for next Meeting.

## City of Florence Council Agenda

Mayor  
Mary Condon

Mayor Pro Tem  
Debra Bartos Cahill  
26. Adjournment.

Council Members  
Lesa Ragsdale  
Denise Deichmann  
Amy Hansson  
Kory Woolverton

I certify that the above notice of the City Council Meeting was posted at City Hall of the City of Florence, Texas on or before 5:00 pm on the 30<sup>th</sup> day of December, 2022.

  
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Amy L. Crane, City Secretary

Agenda items may be considered, deliberated and/or acted upon in a different order than set forth above. At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Council reserves the right to meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during open meeting.