

City of Florence
P.O. Box 430
851 FM 970
Florence, Texas 76527
florence@florencetex.com
254-793-2490

NOTICE OF PUBLIC HEARINGS

Zoning Board of Adjustment

June 6, 2023

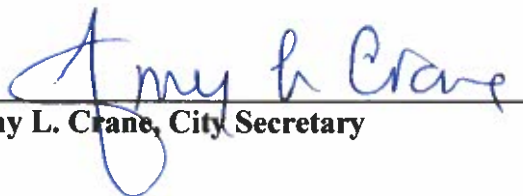
The Zoning Board of Adjustments will hold a public hearing at 6:00 p.m. on June 6, 2023. The purpose of the public hearings is to consider an ordinance requesting a variance request on the following properties:

- Sections 9.2 (c.2), 23.6 (d), 23.7 (a) and 24.1.(d) of the Code of Ordinance regarding nonconforming buildings and uses of a site-built structure/garage on an original carport concrete pad that does not meet the required setbacks regarding Lot 1, block 9 within the City of Florence, TX, more commonly known as 207 East Avenue.
- Sections 23.3, 23.4 and 24.1.(b) of the Code of Ordinance regarding front yard improvements and nonconforming buildings and uses of an addition of a 6' CMU wall/outdoor patio in the front yard and the modification of an existing carport that also does not meet the required setbacks regarding Lot 6-7, block 9 within the City of Florence, TX, more commonly known as 202 N. Love Avenue.

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 Zoning Board of Adjustment was posted at City Hall of the City of Florence, Texas on or before 5:00 p.m. on the 26th day of May, 2023.



Amy L. Crane, City Secretary

City of Florence Board of Adjustments

Mayor
Mary Condon

Mayor Pro Tem
Debra Bartos Cahill


Council Members
Lesla Ragsdale
Denise Deichmann
Amy Hansson
Mike Harrell

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 June 6, 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 properties-
 - Sections 9.2 (c.2), 23.6 (d), 23.7 (a) and 24.1.(d) of the Code of Ordinance regarding nonconforming buildings and uses of a site-built structure/garage on an original carport concrete pad that does not meet the required setbacks regarding Lot 1, block 9 within the City of Florence, TX, more commonly known as 207 East Avenue.
 - Sections 23.3, 23.4 and 24.1.(b) of the Code of Ordinance regarding front yard improvements and nonconforming buildings and uses of an addition of a 6' CMU wall/outdoor patio in the front yard and the modification of an existing carport that also does not meet the required setbacks regarding Lot 6-7, block 9 within the City of Florence, TX, more commonly known as 202 N. Love Avenue.
6. Adjournment.

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 2nd day of June, 2023.



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.

City of Florence Council Agenda

Mayor
Mary Condon

Mayor Pro Tem
Debra Bartos Cahill

Council Members
Lesla Ragsdale
Denise Deichmann
Amy Hansson
Mike Harrell

NOTICE IS HEREBY GIVEN that the City Council of the City of Florence will conduct its Regular Meeting scheduled for 6:00 pm on June 6, 2023, located at Florence Municipal Complex- 851 FM 970, Florence, Texas 76527.

Agenda:

Swearing in newly elected Council members Mike Harrell, Denise Deichmann, and Lesla Ragsdale.
Call to Order.
Pledge of Allegiance.
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:

1. 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-
 - May 3, 2023
 - May 9, 2023
 - May 16, 2023

REGULAR AGENDA:

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

2. Mayor/Council Report-
 - Capital Improvements Report
3. Municipal Court-
 - Monthly Municipal Court Report
4. City Secretary Amy L. Crane-
 - Monthly Financial Report
5. Chief of Police Adam Marsh-
 - Monthly Incident Report
 - Code Enforcement Report
 - Neighborhood Watch Committee Report
6. Public Works Director Jeffrey Dixon-
 - Monthly Report
 - Installation of generators for all water/wastewater facilities
7. Florence Chamber of Commerce-
 - Monthly Report
8. Florence Planning and Zoning Committee-
 - Monthly Report
9. Florence ISD Afterschool Centers on Education-ACE- Angel Callan
 - Monthly Report
 - Florence Community Park Garden Project
10. Building Services Director- Mary Dixon
 - Monthly Report

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Denise Deichmann
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11. Discussion, consideration, and possible action on email communications approved by City Council on May 16, 2023.
12. Discussion, consideration, and possible action on an amendment to the preliminary plat Nightingale subdivision regarding street names corrections.
13. Discussion, consideration, and possible action on closing the following bank accounts-
 - a. Blue Santa- \$119.63 as of 04/30/2023
 - b. Parks and Recreation- \$101.65 as of 04/30/2023
14. **Personnel Matters.** Adjourn into executive session under Sec. 551.074 (a) (1) and/or (2) of the Texas Government Code, for discussion of Personnel Matters-, including, without limiting the generality of the foregoing, consideration of the employment, evaluation, reassignment, duties, discipline, or dismissal of Jeff Dixon, Public Works Director- Performance Review.
15. **Open session** concerning the consideration of the employment, evaluation, reassignment, duties, discipline, or dismissal of Jeff Dixon, Public Works Director- Performance Review, pursuant to Section 551.074 (b) of the Texas Government Code, and take action, if any, concerning such matters, and any and all other matters related thereto.
16. Discussion, consideration, and possible action on the 1st reading of Ordinance no. 06062023-01 an ordinance of the City of Florence, Texas, amending the official zoning map, and making this amendment a part of the said official zoning map, to wit: to change the zoning from Commercial Services District (C2) to Neighborhood Commercial District (C1) for the property being 1.03 acres, more or less, of land, known as Florence City Of, BLOCK PT U - 51 FM 970, Florence, Texas 76527, being more particularly described in Exhibit "A" attached hereto; providing for an enactment, repealed, severability, publication, effective date, and proper notice and meeting.
17. Discussion, consideration, and possible action on the 1st reading of Ordinance no. 06062023-02 an ordinance of the City of Florence, Texas, amending the official zoning map, and making this amendment a part of the said official zoning map, to wit: to change the zoning from Agriculture District (AG) to Multi-Family District (MF) for the property being 12.4647 acres, more or less, of land, known as _ S3624 - Florence City Of, BLOCK J, LOT 12 405 South Love Avenue, Florence, Texas 76527, being more particularly described in Exhibit "A" attached hereto; providing for an enactment, repealed, severability, publication, effective date, and proper notice and meeting.
18. **Conference with Attorney-Executive Session.** Adjourn into one or more executive session(s) under Sec. 551.071(1)(A) and/or (B) of the Texas Government Code, and/or Sec. 551.071(2) of the Texas Government Code for discussion of matters in which when the governmental body seeks the advice of its attorneys about (i) pending or contemplated litigation; or (ii) a settlement offer; or (iii) on one or more matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the Open Meetings Act.
19. **Personnel Matters- Debra Bartos Cahill, Mayor Pro Tem,** has requested a rehearing and re-vote on the complaints Against Chief Adam Marsh by Amy Crane and Mary Dixon. She is not requesting a rehearing on the complaints by Chief Adam Marsh against Amy Crane and Mary Dixon. Statement by Debra Bartos Cahill, Mayor Pro-Tem.
20. **Personnel Matters-Executive Session.** Adjourn into one or more executive session(s) under Sec. 551.074(a)(1) and/or (2) of the Texas Government Code, for discussion of Personnel Matters, including, without limiting the generality of the foregoing, to hear a complaint or charge against an officer or employee, Chief Adam Marsh filed by Amy Crane and Mary Dixon.
21. **Open session** concerning the hearing of complaint filed by Amy Crane against Police Chief Adam Marsh pursuant to Section 551.074(a)(2) of the Texas Government Code, and take action, if any, concerning such matters, and any and all other matters related thereto, where the officer requests such hearing be in open session.

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22. **Open session** concerning the hearing of complaint filed by Mary Dixon against Police Chief Adam Marsh pursuant to Section 551.074(a)(2) of the Texas Government Code, and take action, if any, concerning such matters, and any and all other matters related thereto, where the officer requests such hearing be in open session.
23. **Open Session** for consideration and action, if any, arising out of the executive session(s) regarding any of the Personnel Matters described in Paragraph Nos. 1-3 above.
24. Discuss and take action, if any, on a requirement that all city employees, whether classified as exempt or nonexempt under federal wage and hour law, record all time worked and all leave or holiday time taken and to use the time-clock to record hours worked. This would be an interim measure pending approval of updated City Personnel Policies.
25. Discuss and take action, if any, regarding the Blue Santa's use of the old City Hall building, including, without limiting the foregoing, setting up meeting with Blue Santa regarding lease of city property, utilities, addressing the water leak in such building, the costs, and repairs to date due to such leak, and any additional costs and repairs required associated with such leak.
26. Discussion, consideration, and possible action on a request from Carol Marshall regarding a water bill.
27. Discussion, consideration, and possible action on Expenditures.
28. Discussion, consideration, and possible action on date and time for next Meeting.
29. Adjournment.

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 2nd day of June, 2023.

Amy L. Crane

Amy L. Crane, City Secretary

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