

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

September 20, 2023

NOTICE OF PUBLIC HEARINGS

Zoning Board of Adjustment

October 3, 2023

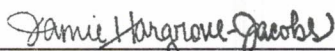
The Zoning Board of Adjustments will hold a public hearing at 6:00 p.m. on October 3, 2023. The purpose of the public hearings is to consider an ordinance requesting a variance request on the following properties:

- Section 5.02.2 of the Florence Subdivision Ordinance - Minimum square footage of a lot size from 10,000 to approximately 7,000, Section 5.02.3 of the Florence Subdivision Ordinance- Minimum lot width of 80 feet to approximately 60 feet regarding lot dimensions for previously approved plat and Section 5.04.2 Building lines - All lots shall have side yards of not less than ten percent (10%) of the width of the entire lot; provided however, that such side building line shall not be less than seven and one-half (7-1/2) feet from the side street property line; therefore, based on all the above applicant is requesting a one foot (1' variance on each side of structure) regarding property # R010904, Block 21, Lot 4 within the City of Florence, TX, more commonly known as **203 S Patterson Avenue**.
- Section 22.2 of the Florence Zoning Ordinance- Applicant is requesting a variance to allow a pre-constructed home used as a residential building totally approximately three hundred fifty (350) square feet be granted in lieu of the required seven hundred fifty (750) square feet within the living area per dwelling unit and Section 24 of the Zoning Ordinance regarding non-conforming structure regarding property # R598832, Block A, Lot 2, Davis Subdivision, within the City of Florence, TX more commonly known as **100 Martha 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 Zoning Board of Adjustment Meeting was posted at City Hall of the City of Florence, Texas on or before 5:00 p.m. on the 20th day of September, 2023.



Jamie Hargrove-Jacobs, City Secretary

City of Florence Board of Adjustments

Mayor
Mary Condon

Mayor Pro Tem
Debra Bartos Cahill

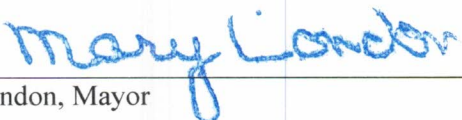
Council Members
Lesa Ragsdale
Denise Deichmann
Mike Harrell
Amy Hannson

NOTICE IS HEREBY GIVEN that the Board of Adjustments of the City of Florence will conduct a Meeting scheduled for 6:03 p.m. on October 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 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.**
5. Discussion and consideration on recommendation to City Council on the following variance requests-
 - a.) Section 5.02.2 of the Florence Subdivision Ordinance - Minimum square footage of a lot size from 10,000 to approximately 7,000, Section 5.02.3 of the Florence Subdivision Ordinance- Minimum lot width of 80 feet to approximately 60 feet regarding lot dimensions for previously approved plat and Section 5.04.2 Building lines - All lots shall have side yards of not less than ten percent (10%) of the width of the entire lot; provided however, that such side building line shall not be less than seven and one-half (7-1/2) feet from the side street property line; therefore, based on all the above applicant is requesting a one foot (1' variance on each side of structure) for property within the City of Florence, TX, more commonly known as **203 S Patterson Avenue**.
 - b.) Section 22.2 of the Florence Zoning Ordinance- Applicant is requesting a variance to allow a pre-constructed home used as a residential building totally approximately three hundred fifty (350) square feet be granted in lieu of the required seven hundred fifty (750) square feet within the living area per dwelling unit and Section 24 of the Zoning Ordinance regarding non-conforming structure within the City of Florence, TX, more commonly known as **100 Martha Street**.
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 6:00 pm on the 30th day of September, 2023.


Mary Condon, Mayor

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.

City of Florence Council Agenda

Mayor
Mary Condon

Mayor Pro Tem
Debra Bartos Cahill

Council Members
Lesa Ragsdale
Denise Deichmann
Mike Harrell
Amy Hannson

NOTICE IS HEREBY GIVEN that the City Council of the City of Florence will conduct a called meeting scheduled for **Tuesday, October 3, 2023, at 6:10 p.m.** at the Florence City Hall, 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 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:

5. 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-
September 5, 2023
September 15, 2023
September 27, 2023

REGULAR AGENDA:

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

6. Mayor/Council Report-
Capital Improvements Report
7. Municipal Court Ramona Batchelor-
Monthly Municipal Court Report
8. City Secretary (Interim) Mary Dixon-
Monthly Financial Report
9. Chief of Police Adam Marsh-
Monthly Incident Report
Code Enforcement Report
Neighborhood Watch Committee Report
10. Public Works Director (Interim) Stacey Adams-
Monthly Report
11. Florence Chamber of Commerce-
Monthly Report
12. Florence Planning and Zoning Committee-
Monthly Report
13. Florence ISD Afterschool Centers on Education-ACE- Angel Callan
Monthly Report
14. Florence Community Park Garden Project
15. 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
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16. Discussion, consideration, and possible action on the 2nd reading of **Ordinance #09272023-01 making appropriations for the support of the City of Florence for the fiscal year beginning October 1, 2023 and ending September 30, 2024; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; and adopting the annual budget of the City of Florence for the 2023-2024 year.**
17. Discussion, consideration, and possible action on **a recommendation to adopt an order establishing a public hearing date; at which time Florence City Council will consider the adoption of Land Use Assumptions and a Capital Improvement Plan related to Wastewater Impact Fees.**
18. Discussion, consideration, and possible action on **a recommendation to adopt an order establishing a public hearing date; at which time Florence City Council will consider the adoption of Wastewater Impact Fees.**
19. Discussion, consideration, and possible action on estimates to rebuild the lift station pumps at the WWTP.
20. Discussion, consideration, and possible action on estimates for transfer switches at Wells and WWTP.
21. Discussion, consideration, and possible action on the purchase of a Dell computer for the Municipal Courts.
22. Discussion, consideration and possible action on **Ordinance No. 10032023-01, repealing the juvenile curfew established by prior Ordinances Nos. 08042009-01, 09022014-01, 05022017-01, and 10062020-01, subsequently codified in the Code of Ordinances as Article 8.02, Minors, Division 2, Curfew, Sections 8.02.031 through 8.02.035, to comply with new state legislation.**
23. **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 **Jamie Hargrove-Jacobs, City Secretary.**
24. **Open session** concerning the consideration of the of the employment, evaluation, reassignment, duties, discipline, or dismissal of **Jamie Hargrove-Jacobs, City Secretary**, 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. Discussion & consideration of acceptance of resignation of Jaime Hargrove-Jacobs, City Secretary.
25. **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 **Mary Dixon, Director of Building Services and Interim City Secretary.**
26. **Open session** concerning the consideration of the of the employment, evaluation, reassignment, duties, discipline, or dismissal of **Mary Dixon, Director of Building Services and Interim City Secretary**, 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.
27. Discussion, consideration, and possible action on necessary employment opportunities within the City of Florence.
28. Discussion, consideration, and possible action on expenditures.
29. Discussion, consideration, and possible action on date and time of next meeting.
30. Adjournment.

City of Florence Council Agenda

Mayor
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Mary Condon, Mayor

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