

## City of Florence Zoning Board of Adjustments

Mayor  
Ben Daniel

Mayor Pro Tem  
Mary Condon

Council Members  
Lesa Ragsdale  
Denise Deichmann  
Mike Harrell  
Forrest Hyde

**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 April 15, 2025, located at Florence Municipal Complex- 851 FM 970, Florence, Texas 76527.

### Agenda:

1. **PUBLIC HEARING:** The purpose of the public hearing is to consider an ordinance requesting a variance request on the following:
  - Section 3.10: C-2, Commercial, Light Industrial District- Grant a variance allowing a reduction from 25' (minimum distance from property line to building placement) to 18'; for the North Side of Lot 1-3, Block J. This property is located within the City of Florence, TX, more commonly known as 600 East Main Street, Florence, TX, 76527, WCAD #R010753.
  - Section 3.5: MF-1, Multi-Family Residential District (Duplex/Triplex/Quadplex Attached)- Grant a variance allowing a reduction from 15' (minimum distance from property line to building placement) to 8.2'; for the East Side of Lot 1, Block B. This property is located within the City of Florence, TX, more commonly known as 100 A/B Beck Street, Florence, TX, 76527, WCAD #R011037.
2. Call to Order.
3. Pledge of Allegiance.
4. Invocation or Moment of Silence.
5. **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.**
6. Discussion, consideration, and possible action on an ORDER GRANTING/DENYING ZONING VARIANCE for the following plat-
  - Section 3.10: C-2, Commercial, Light Industrial District- Grant a variance allowing a reduction from 25' (minimum distance from property line to building placement) to 18'; for the North Side of Lot 1-3, Block J. This property is located within the City of Florence, TX, more commonly known as 600 East Main Street, Florence, TX, 76527, WCAD #R010753.
7. Discussion, consideration, and possible action on an ORDER GRANTING/DENYING ZONING VARIANCE for the following plat-
  - Section 3.5: MF-1, Multi-Family Residential District (Duplex/Triplex/Quadplex Attached)- Grant a variance allowing a reduction from 15' (minimum distance from property line to building placement) to 8.2'; for the East Side of Lot 1, Block B. This property is located within the City of Florence, TX, more commonly known as 100 A/B Beck Street, Florence, TX, 76527, WCAD #R011037.

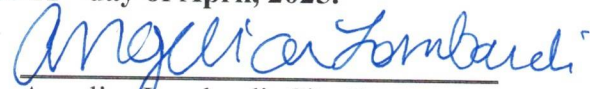
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I certify that the above notice of the Board of Adjustments Meeting was posted at City Hall of the City of Florence, Texas on or before 6:00 pm on the 11<sup>th</sup> day of April, 2025.

  
Angelica Lombardi, 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.