

City of Florence  
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Florence, Texas 76527  
[florence@florencetex.com](mailto:florence@florencetex.com)  
254-793-2490

March 15, 2022

**NOTICE OF PUBLIC HEARING**  
**Florence Zoning Board of Adjustment**

**April 5, 2022**

The Zoning Board of Adjustments for the City of Florence will hold a public hearing at 5:30 p.m. on April 5, 2022. The purpose of the public hearing is to consider several variance requests to the following items on residential lots and roads located in the Proposed Nightingale Subdivision located at 292 FM 970, Florence, Texas 76527.

Description: 40.222 Acres & FM 970, Florence, Texas 76527 – 34.22 Acres (30.834574, -97.797785) within the City of Florence, TX.

(1) Variance Request for the property located in the proposed Nightingale Subdivision in the residential lots located on Cul-de-Knuckles to decrease the front yard setback requirements to 20-feet from the 25-foot requirement as provided in Florence Zoning Ordinance Section 19.1(a).

(2) Variance Request for the property located in the proposed Nightingale Subdivision to allow 20% of single family lots in each phase to have a 15-foot rear setback and the remaining 80% of single family lots to have 25-foot rear setbacks in each phase from the requirement of 30% of the depth of the lots as provided in Florence Zoning Ordinance, Sections 19.1(c) and 5.04(3)

(3) Variance Request for the property located in the proposed Nightingale Subdivision to allow five year approval of preliminary plat from the requirement of six months as provided in the Florence Subdivision Ordinance, Section 4.02.

(4) Variance Request for the property located in the proposed Nightingale Subdivision to allow Local street rights-of-way width of 50-feet and 60-feet for Collector level streets through the commercial areas and transitioning down to 50-foot width right-of-way in the residential areas from the requirements in Florence Subdivision Ordinance of 60-feet for Local street right-of-way width as provided Section 5.01.8(a) and 70-foot for Collector right-of-way width as provided in Section 5.01.8(b) thereof.

(5) Variance Request for the property located in the proposed Nightingale Subdivision allowing a minimum residential lot width of 40-feet; excluding radial lots at Cul-De-Knuckles that will have varying widths and depths but in no case have less than 30-foot lot frontage at the right-of-way line; and a minimum lot area of 4,500 square feet or more from the requirements of 10,000 square feet in Florence Subdivision Ordinance Sections 5.02.2, 5.02.3, 5.02.8(a) & Florence Zoning Ordinance, Sections 20.1 & 20.3(a)

(6) Variance Request for the property located in the proposed Nightingale Subdivision allowing (1) 5-foot side yard setbacks on internal residential lots; and correlating utility easements of equal size (5-foot side; 10-foot full

width for two abutting lots) and (2) Side setbacks for corner lots of 15-feet on the street side and 5-feet for internal lot lines from the requirements of the Florence Zoning Ordinance, Sections 19.1(b), 19.1(d) & 23.6(a) of 7.5-feet in residential lots and 25-feet for schools, libraries, churches, etc. & the Florence Subdivision Ordinance, Sections 5.04(2), & 5.06(1) of not less than 7.5-feet for side yards from street, and utility easements on each side or rear lot lines of 7.5-feet with full width of 15-feet.

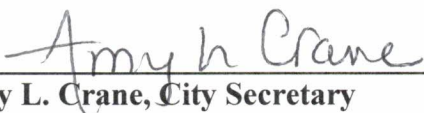
(7) Variance Request for the property located in the proposed Nightingale Subdivision allowing residential and commercial property lot coverage by main building, accessory buildings and buildings of 60% impervious cover from the requirements of Florence Zoning Ordinance in Section 20.2 which provides that except in the Central Business District, CBD, no more than forty percent (40%) of the total lot area be covered by the combined area of the main building and accessory buildings.

(8) Variance Request for the property located in the proposed Nightingale Subdivision to allow block length of 1,200 feet from the requirements of the Florence Subdivision Ordinance – Section 5.03.1(a), which requires Block length for residential use shall be no more than six hundred (600) feet, measured along the center of the block; provided that blocks up to 1,200 feet may be approved upon request.

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 March, 2022.**

  
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Amy L. Crane, City Secretary