

**CITY OF ROSENBERG
NOTICE OF PUBLIC HEARING
VARIANCE REQUEST**

**4424 FM 2218 ROAD (HANDY STOP MARKET) – LOT 0340 J D VERMILLION,
TRACT 10, ACRES 0.4445, (PART OF A 0.972 ACRE TRACT)**

A PUBLIC HEARING WILL BE HELD AT WHICH ALL PERSONS INTERESTED IN THE VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 4424 FM 2218 ROAD (HANDY STOP MARKET) WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. THE PUBLIC HEARING WILL BE HELD DURING THE PLANNING COMMISSION MEETING ON WEDNESDAY, MAY 17, 2023 AT 5:00 P.M., IN THE ROSENBERG CITY HALL COUNCIL CHAMBER, LOCATED AT 2110 4th STREET, ROSENBERG, TEXAS 77471.

THE PUBLIC WILL RECEIVE COMMENTS ON THE FOLLOWING CITY REQUIREMENTS FOR BUILDING LINES - COMMERCIAL LOTS:

- **THE UNIFIED DEVELOPMENT CODE CHAPTER 4, ARTICLE III, DIVISION 2, SECTION 4-69, A, 4 –
 - **A MINIMUM BUILDING SETBACK OF THIRTY (30) FEET SHALL BE PROVIDED ON THE SIDE AND REAR OF ALL CORNER LOTS THAT ARE ADJACENT TO A RESIDENTIAL USE.****
- **THE UNIFIED DEVELOPMENT CODE, CHAPTER 1, ARTICLE XVIII, SECTION 1-416, D, 1 –
 - **PARKING AND PAVING AREAS SHALL BE SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM ANY PROPERTY LINE THAT ABUTS A STREET RIGHT-OF-WAY OR AN ACCESS EASEMENT.****

THE APPLICANT IS SEEKING APPROVAL OF THE FOLLOWING VARIANCES:

- 1. TO ALLOW FOR A TEN (10) FOOT SETBACK ON THE SIDE AND REAR BOUNDARIES THAT ARE ADJACENT TO A RESIDENTIAL USE, INCLUDING A PROPOSAL TO PROVIDE EITHER A MASONRY WALL OR TREES FOR SCREENING.**
- 2. TO ALLOW FOR A FIVE (5) FOOT PARKING AND PAVING SETBACK FROM ANY PROPERTY LINE THAT ABUTS A STREET RIGHT-OF-WAY OR AN ACCESS EASEMENT, INCLUDING A PROPOSAL TO DEDICATE A FIFTEEN (15) FOOT UTILITY EASEMENT ALONG J. MEYER ROAD.**

FURTHER DETAILS MAY BE OBTAINED BY CONTACTING THE PLANNING DEPARTMENT AT 832-595-3500.