

**CITY OF ROSENBERG  
NOTICE OF PUBLIC HEARING**

**VARIANCE REQUEST: V-23-0014**

**1719 BF TERRY BOULEVARD (FM 2218) – BF TERRY MIX DEVELOPMENT  
BRAZOS TOWN CENTER SEC 3, ACRES 7.9876, REMAINDER OF RESTRICTED RESERVE  
“A” (PART)**

**A PUBLIC HEARING WILL BE HELD AT WHICH ALL PERSONS INTERESTED IN THE  
VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 1719 BF TERRY BOULEVARD  
(FM 2218) WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. THE PUBLIC HEARING  
WILL BE HELD DURING THE PLANNING COMMISSION MEETING ON WEDNESDAY,  
SEPTEMBER 20, 2023 AT 5:00 P.M., IN THE ROSENBERG CITY HALL COUNCIL  
CHAMBER, LOCATED AT 2110 4<sup>th</sup> STREET, ROSENBERG, TEXAS 77471.**

**THE PUBLIC WILL RECEIVE COMMENTS ON THE FOLLOWING CITY REQUIREMENTS  
FOR MULTI-FAMILY DEVELOPMENTS:**

- **THE UNIFIED DEVELOPMENT CODE CHAPTER 1, ARTICLE X, SEC. 1-251, A –
  - **EACH MULTI-FAMILY DWELLING BUILDING SHALL BE LIMITED TO NOT MORE THAN SEVEN THOUSAND (7,000) SQUARE FEET PER FLOOR. MULTI-FAMILY DWELLING BUILDINGS SHALL BE LIMITED TO TWO (2) FLOORS, AND SHALL NOT EXCEED THIRTY (30) FEET IN HEIGHT ABOVE FINISHED GRADE. EACH BUILDING SHALL BE SEPARATE AND SEPARATED BY DISTANCES AS STATED IN SUBSECTION (C) OF THIS SECTION.****
- **THE UNIFIED DEVELOPMENT CODE CHAPTER 1, ARTICLE X, SEC. 1-251, E –
  - **NO MULTI-FAMILY DWELLING DEVELOPMENT SHALL CONTAIN MORE THAN FOURTEEN (14) UNITS PER NET PLATTED ACRE. THE NET PLATTED ACREAGE SHALL BE THE TOTAL PLATTED ACREAGE OF THE DEVELOPMENT, LESS ANY ACREAGE OCCUPIED BY LAKES OR PONDS, IRRIGATION CANALS OR DRAINAGE CANALS. FOR A DEVELOPMENT WITH ONE-STORY MULTI-FAMILY DWELLING BUILDINGS THE DENSITY SHALL NOT EXCEED SEVEN (7) DWELLING UNITS PER NET PLATTED ACRE. FOR A DEVELOPMENT WITH TWO-STORY OR A COMBINATION OF ONE AND TWO-STORY MULTIFAMILY DWELLING BUILDINGS THE DENSITY SHALL NOT EXCEED FOURTEEN (14) DWELLING UNITS PER NET PLATTED ACRE. AT NO TIME SHALL ANY ACRE CONTAIN MORE THAN FOURTEEN (14) DWELLING UNITS.****
- **THE UNIFIED DEVELOPMENT CODE, CHAPTER 1, ARTICLE XVIII, SEC 1-254, A –
  - **THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING FOR MULTI-FAMILY DWELLING DEVELOPMENTS ARE SET FORTH IN SECTION 1-418.****

- **THE UNIFIED DEVELOPMENT CODE, CHAPTER 1, ARTICLE XVIII, SEC 1-418, Table 1 –**
  - **TWO (2) SPACES FOR EFFICIENCY UNIT AND ONE (1) BEDROOM PLUS TWO (2) SPACES PER UNIT FOR VISITOR PARKING AND THREE (3) SPACES PER DWELLING UNIT FOR TWO (2) BEDROOM PLUS TWO (2) SPACES PER UNIT FOR VISITOR PARKING.**
- **THE UNIFIED DEVELOPMENT CODE, CHAPTER 1, ARTICLE X, SEC 1-253 C –**
  - **ALL WALLS SHALL BE CONSTRUCTED OF A SOLID MASONRY MATERIAL OF BRICK, DECORATIVE BLOCK OR SIMILAR MATERIAL. SIMILAR MATERIAL SHALL NOT INCLUDE SMOOTH FACE CONCRETE MASONRY BLOCKS OR UNITS. MASONRY WALLS SHALL BE ERECTED ON A CONCRETE FOUNDATION OF ADEQUATE STRENGTH AND SHALL BE NOT LESS THAN FOUR (4) INCHES WIDER THAN THE WALL TO BE ERECTED.**

**THE APPLICANT IS SEEKING APPROVAL OF THE FOLLOWING VARIANCES:**

- 1. TO ALLOW FOR EACH MULTI-FAMILY DWELLING BUILDING A BASE OF NINE-THOUSAND TWO-HUNDRED (9,200) SQUARE FEET PER FLOOR.**
- 2. TO ALLOW FOR TWO AND ONE-HALF (2 ½) FLOORS FOR EACH MULTI-FAMILY DWELLING BUILDING.**
- 3. TO ALLOW FOR THE MULTI-FAMILY DWELLING DEVELOPMENT EIGHTEEN (18) UNITS PER NET PLATTED ACRE.**
- 4. TO ALLOW FOR TWO AND ONE-HALF (2 1/2) PARKING SPACES PER DWELLING UNIT FOR ONE (1) BEDROOM AND THREE (3) PARKING SPACES PER DWELLING UNIT FOR TWO (2) BEDROOM FOR OFF-STREET PARKING.**
- 5. TO ALLOW FOR THE PERIMETER SCREENING WALLS TO BE CONSTRUCTED OF METAL WITH BRICK COLUMNS.**

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