

CITY OF ROSENBERG NOTICE OF PUBLIC HEARING

Special Exception: SE-23-0424

A public hearing will be held at which all persons interested in the special exception for the property located at the corner of Avenue H and Brazos Street will be given an opportunity to be heard. The public hearing will be held during the Planning Commission Meeting on Wednesday, November 15, 2023 at 5:00 p.m., in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas 77471.

The public are invited to make comments on the following special exception to City requirements for Setbacks:

- **The Unified Development Code Chapter 4, Division 2, Sec. 4-69 (A-4):**

The setback lines for corner lots shall be as follows:

- a minimum building setback of 30 feet shall be provided, for all commercial structures up to 50 feet in height, on the side and rear of all corner lots that are adjacent to a residential use.
- **The applicant is seeking approval of the following special exception in accordance with the provisions of Section 4-68E and Section 4-69B(2):**
 - A minimum building setback of 25 feet in lieu of the required 30 feet setback adjacent to a residential use abutting the north side of the subject property.

Legal Description: Being all of Lots 3, 4, and 5, in Block 8 of Mulcahy's Addition to the City of Rosenberg, according to the plat or map recorded in Volume 4, Page 375 of the Deed Records of Fort Bend County, Texas.

Further details may be obtained by contacting the Planning Department at 832-595-3500.