

CITY OF ROSENBERG NOTICE OF PUBLIC HEARING

Variance Request: V-25-0030

A public hearing will be held at which all persons interested in the variance request for the property located at 27913 Southwest Freeway, Rosenberg, Texas, will be given an opportunity to be heard. The public hearing will be held during the Planning Commission Meeting on Wednesday, August 20, 2025, at 6:00 p.m., in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas 77471.

The public is invited to make comments on the following variances to City requirements for Parking and Paving Setbacks:

- **The Unified Development Code, Chapter 1, Article XVIII, Sec. 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 as defined in the Definitions Chapter of the Code.
 2. Parking and paving areas shall be setback a minimum of five (5) feet from any side property line.
- **Pursuant to the variance procedures of Section 4-7 of the Unified Development Code, the applicant is seeking approval for variances in order to accommodate the construction of a 7,105 square foot, two-story retail building, as follows:**
 1. Variance to Sec. 1-416 (D)(1) to allow a ten-foot (10') parking and paving setback along the north property line adjacent to Southwest Freeway in lieu of the required fifteen-foot (15') side setback.
 2. Variance to Sec. 1-416 (D)(2) to allow a two-and-half foot (2.5') parking and paving setback adjacent to the east and west property lines in lieu of the required five-foot (5') side setback.
- **Legal Description:**

0.7191-acre (31,324 square feet) tract of land, being all of Restricted Reserve "B" of Deedco Commercial, a subdivision recorded in County Clerk's File No. 2023035286, in the Plat Records of Fort Bend County, Texas.

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