

CITY OF ROSENBERG NOTICE OF PUBLIC HEARING

Variance Request: PL-2025-2-V

A public hearing will be held at which all persons interested in the variance request for the property located at 4122 Minonite Road/FM 2977 will be given an opportunity to be heard. The public hearing will be held during the Planning Commission Meeting on **Wednesday, February 18, 2026, at 6:00 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 a variance request for Parking & Paving Setback to the following provisions of the Unified Development Code:

1. **Chapter 1, Sec. 1-416 (D)(1):** Parking and paving areas shall be setback by a minimum of fifteen (15) feet from any property line that abuts a street right-of-way.
 2. **Chapter 4, Sec. 4-61 (C)(2)(vii):** The minimum parking and paving setback shall be fifteen (15) feet should direct parking access not be permitted under Section 4-61 (C)(2)(v).
- The applicant is seeking approval of a ten-foot (10') parking setback from the street right-of-way adjacent to Minonite Road/FM 2977 in lieu of the required fifteen feet (15') setback to accommodate proposed commercial development on the subject property.

Legal Description: Being a 10.00 acres (435,602 square feet) tract of land situated in the J.J. Dickerson Survey, Abstract No. 401 of Fort Bend County, Texas, and being all of a called Tract 1: 3.000 acre tract, Tract 2: 2.000 acre tract, and Tract 3: 5.000 acre tract as described in an instrument to 4118 FM 2977, LLC, recorded under County Clerk's File Number 2025097611 of the Official Public Records of Fort Bend County, Texas.

Further details may be obtained by contacting the Planning Department at 832-595-3500 or planning@rosenbergtx.gov.