



**Planning & Zoning Commission
RICE, TEXAS**

Thursday, March 14, 2024

6:00 PM

**Rice City Hall
305 N. Dallas Street
Rice, TX 75155**

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Invocation
4. Public Hearing
 - a. Public Hearing for Rezoning 200 North Dallas Street, Rice, TX from R-2 to R-4
5. Agenda Items
 - a. Discuss and Deliberate rezoning for 200 North Dallas from R-2 to R-4 approval to send to city council.
 - b. Discuss and Deliberate Approval of abandoning one-half of Sherman Street between Block 2 (200 Gillmer) and Block 5 (end of Sherman Street) and sending to city council.
6. Adjourn
 - a. Motion to Adjourn



Item Title: Public Hearing for Rezoning 200 North Dallas Street, Rice, TX from R-2 to R-4

Summary:

Background:



Item Title: Discuss and Deliberate rezoning for 200 North Dallas from R-2 to R-4 approval to send to city council.

Summary:

This was deliberated on during the January, 2024 planning and zoning meeting. Rezoning required a public hearing before deliberation.

Background:

ATTACHMENTS:

Description

200 North Dallas

Approval letter to be given to City Council

Type

Cover Memo

Cover Memo

Proposed Duplex Units
10-Units (20-doors)



PROJECT LOCATION

JOB: PRELIMINAR SITE PLAN
RICE DUPLEX ADDITION
200 NORTH DALLAS STREET
CITY OF RICE, NAVARRO COUNTY, TEXAS

Eyncon
1804 N. KALBIDEAN
DALLAS, TX 75119
TEL: (469) 450-0031
EMAIL: info@eyncon.com
www.eyncon.com

PRELIMINARY
NOT FOR
CONSTRUCTION

THE UNIVERSITY OF CHICAGO PRESS
530 N. Dearborn St., Chicago, IL 60610-5708
Tel: 773.936.7000 Fax: 773.936.7001
www.press.uchicago.edu

JOB CODE:

2442

2011 1 21 15:06:59

Being all that parcel of land Located in the City of
Rice, Navarro County, Texas and being a part of
the Thomas M Rowe Survey

1 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RICE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND NAVARRO COUNTY.

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

52

مركز الدراسات والبحوث في اللغة العربية

1000

[illegible]

BEGINNING at a one-half inch from road web cap stamped "331" set for the west corner of Sub Tract 2 (Tract One), said point being in the northeast line of that called 2017-7 were Tracts described in deed to Robert Harper, Jr. recorded in County Clerk's Document Number 2013-1300 Read County, Texas, said point being at the west corner of said Lot 10, Block 16, and said point being at the intersection of the southeast right-of-way line of Jefferson Street (40' right-of-way) with the southeast right-of-way line of the I-37 C.R.R. Rail Road Reservation.

THIRDS: North 60 degrees 10 seconds 15 seconds East, 350.00 feet to a one-half inch iron rod with cap stamped "310" for the north corner of said Tract (Survey Trail), said point being at the north corner of said Lot 15. Black 18 and said point being at the intersection of the southeast right-of-way line of E. Johnson Street with the southeast right-of-way line of N Dallas Street (a table with 4, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505,

THEMOC South 25 degrees 49 minutes, 33 seconds East, 330.00 feet is a spe-shall inch iron rod with cap stamped "38" set for the east corner of said Tract 217670. Said point being at the east corner of said Lot 15, Block 16, and said point being at the intersection of the southwest line of W Dallas Street with the northeast right-of-way line of E Canadian Street 160' right-of-way.

THENCE South on Oregon 10 minutes 25 seconds West, 250.00 feet to a coal-hick rock road with cap stamped "3B-40" for the south corner of said Tract Affiant Owns, said point being at the intersection of the northeast line of said 2.9917 acre tract of land, said point being at the northeast corner of said Lot 1, Block 16 and said point being at the intersection of the northeast right-of-way line of S. Camden Street with the northeast line of said H. & T. C. R. R. Road Road Reclamation;

Basils of Bearing is derived from GPS observations relative to the Texas WDM RTK Network. Texas State Plane Coordinate System, North Central Zone (NAD83, Zone 14202). NAD83.

SUPPLY CERTIFICATION:

survey noted that this plan and distribution as shown herein is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an independent ground survey performed under my supervision during the month of November, 1953.

Grand Scott Macak, R.P.L.J., No. 6248



CASEMENT NOTES:

[illegible]

SURVEY NOTES:

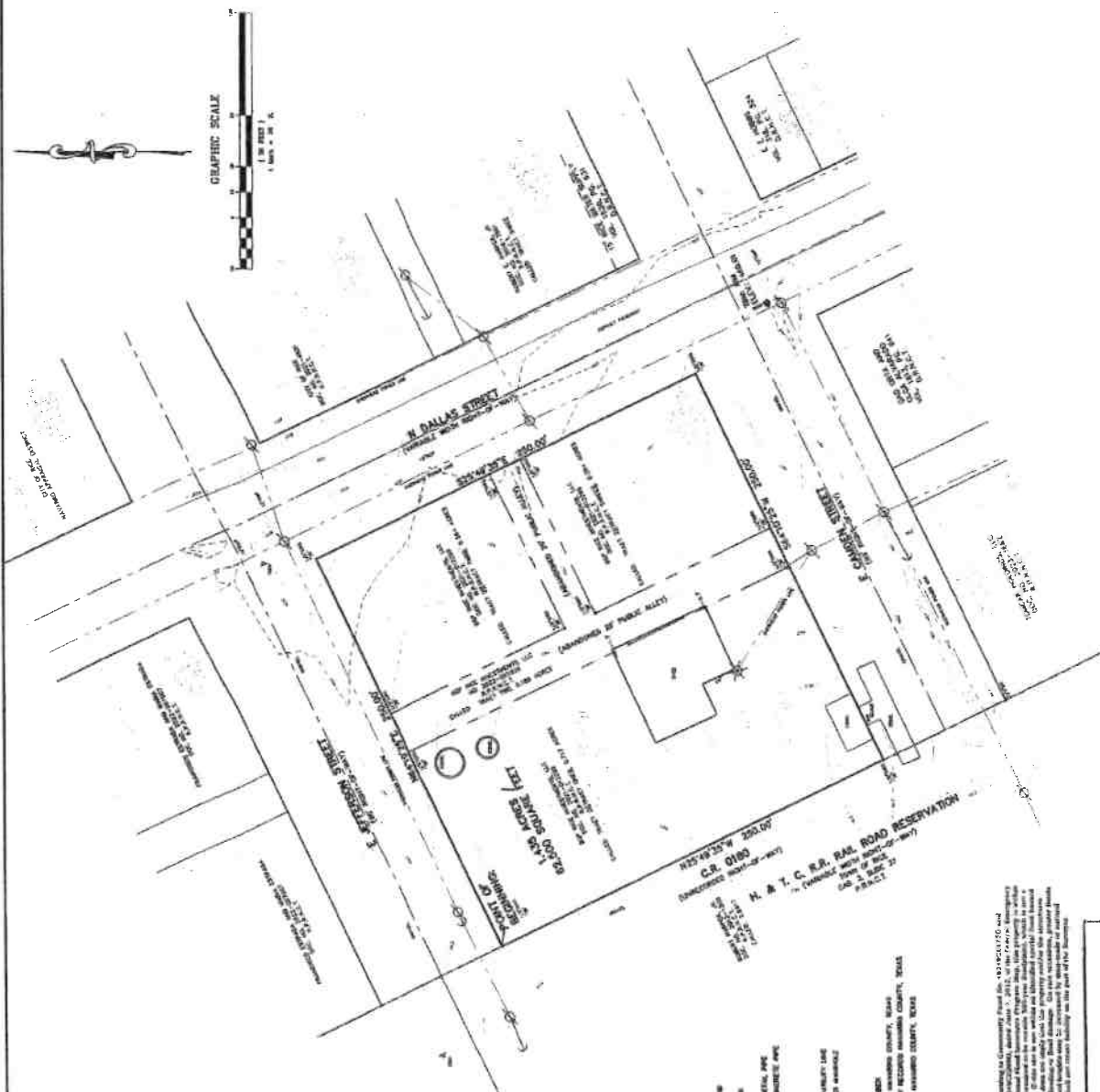
All covers are a one-half inch iron rod with cap stamped "30" wt. unless otherwise noted herein.

BENCHMARKS:

1. EASTERLY RIM OF A SANITARY SEWER MANHOLE LOCATED AT THE SOUTHWEST INTERSECTION OF E CAMDEN STREET AND N DALLAS STREET
2. EASTERLY RIM OF A SANITARY SEWER MANHOLE, IN PAVEMENT, LOCATED AT THE NORTHEAST INTERSECTION OF E HURK STREET AND N DALLAS STREET.

• 454.06

• 454.06

[illegible]

FULL-SCALE according to Community Fund Inc. 0908251760 and Community Fund Inc. 0908251760. The program was initiated in 2012. The program was initiated in 2012.

656 Bacak Road
Ennis, Texas 75119
972-825-7949

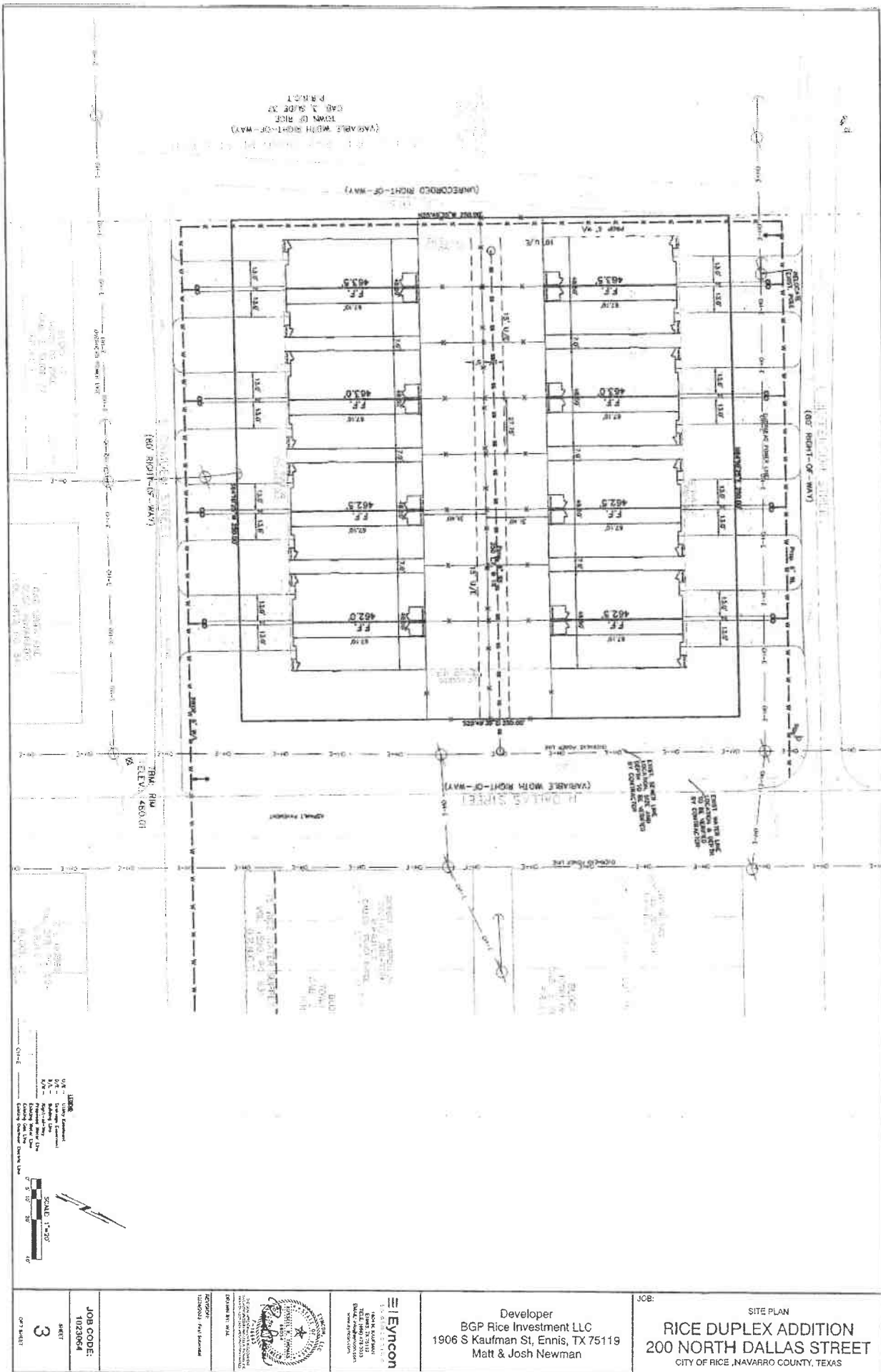
3B
LAWD

TOPOGRAPHIC SURVEY - 1.435 ACRES

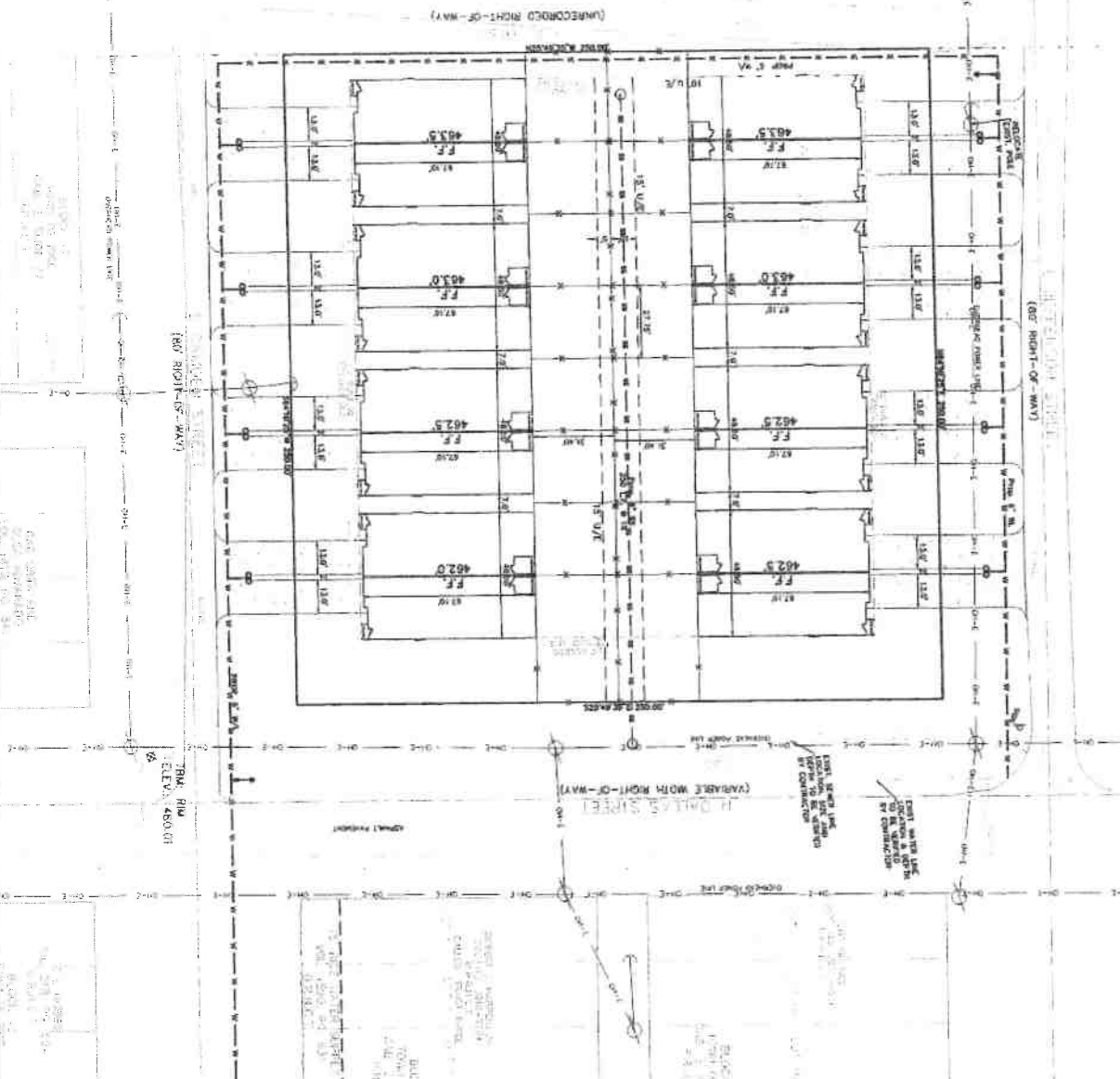
THOMAS M ROWE SURVEY,
ABSTRACT NUMBER 680

City of Rice, Navarro County, Texas

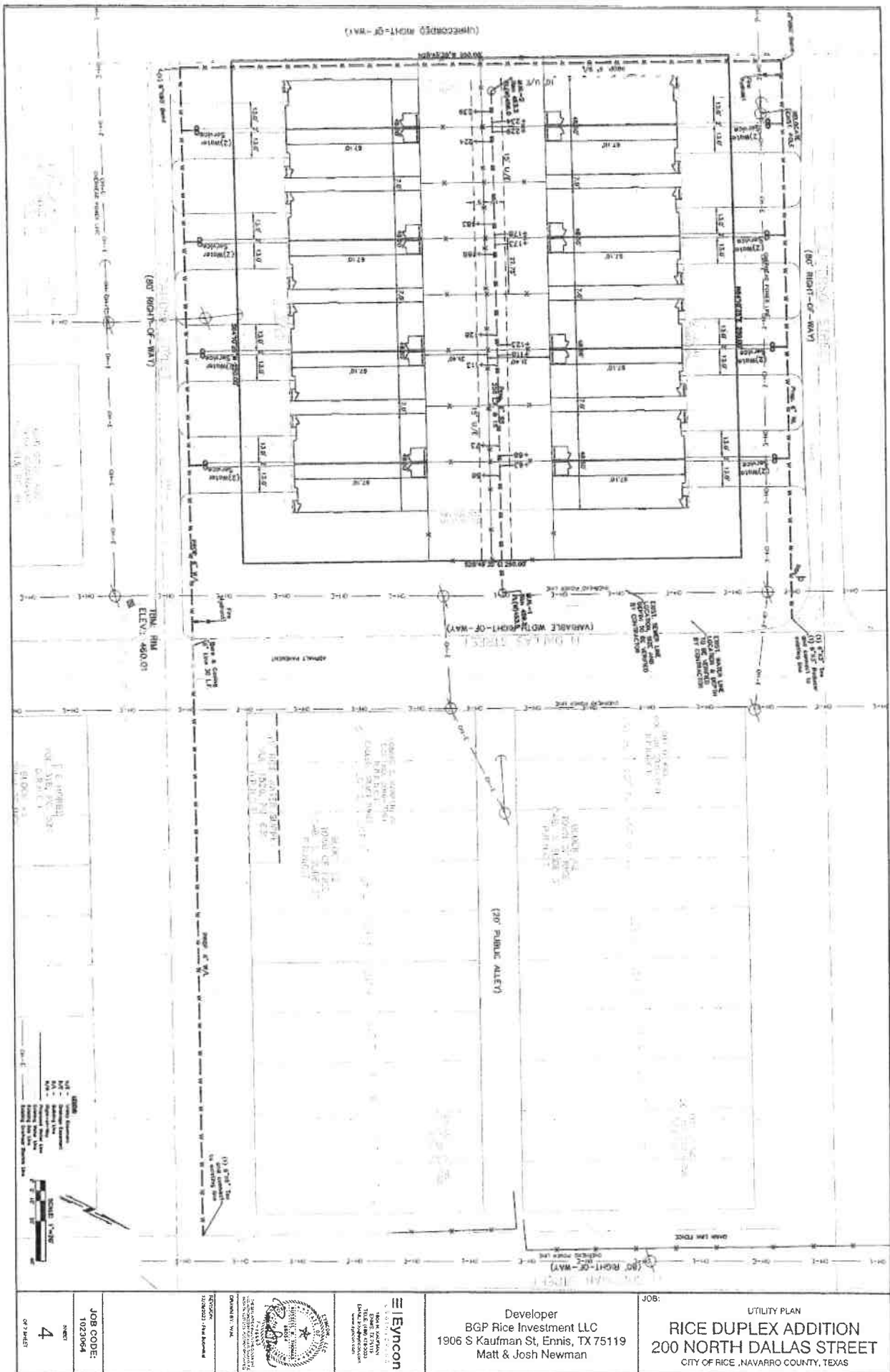
NO.	REVISION	BY	DATE
PROJECT NO.: LTC023		SHEET 1 OF 1	
DATE: November 21, 2023			

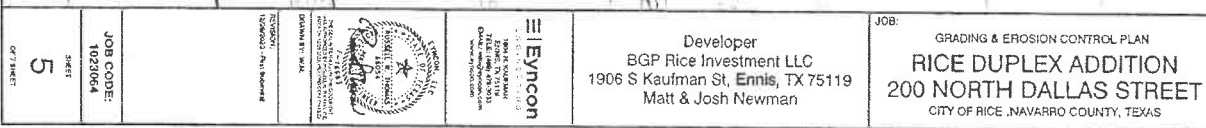


(UNRECORDED RIGHT-OF-WAY)
 (VARIABLE WIDTH RIGHT-OF-WAY)
 TOWN OF RICE
 ROAD 1, S/D OF 37
 PROJECT



<p>JOB CODE: 1023064</p> <p>3</p>	<p>Developer BGP Rice Investment LLC 1906 S Kaufman St, Ennis, TX 75119 Matt & Josh Newman</p>	<p>Site Plan RICE DUPLEX ADDITION 200 NORTH DALLAS STREET CITY OF RICE, NAVARRO COUNTY, TEXAS</p>	<p>Scale 1" = 20'</p> <p>North Arrow</p>
---	---	--	--



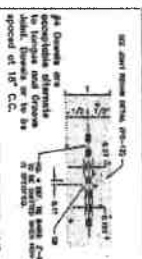




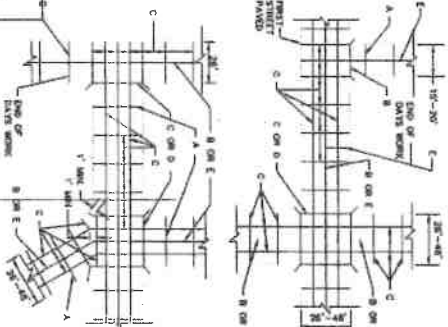
SILT FENCE
GENERAL NOTES

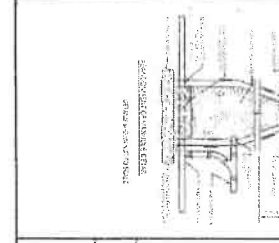
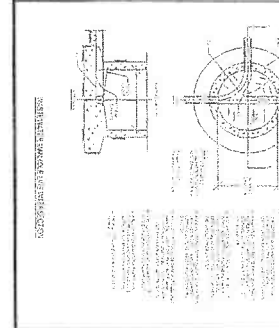
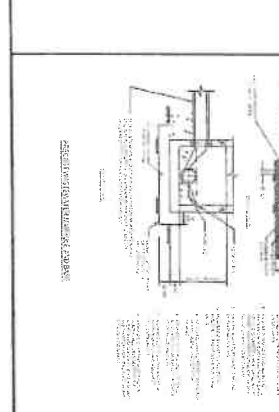
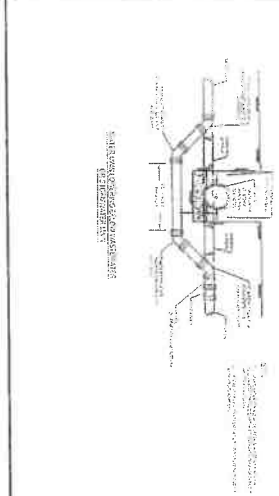
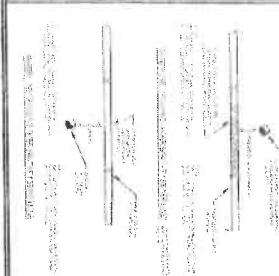
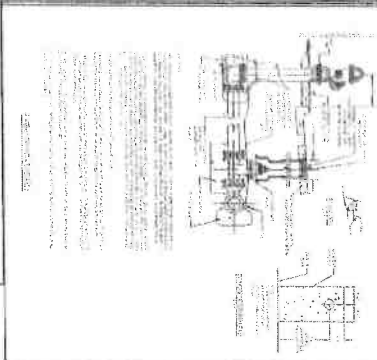
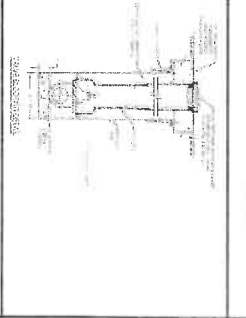
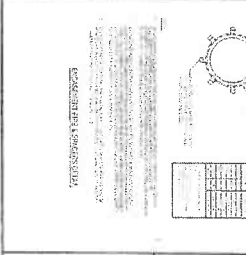
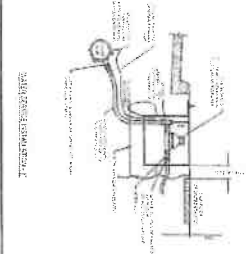
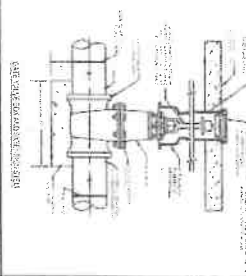
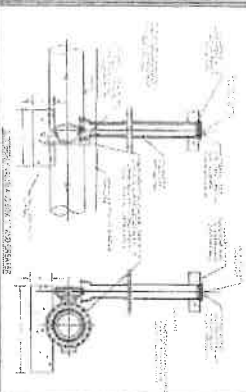
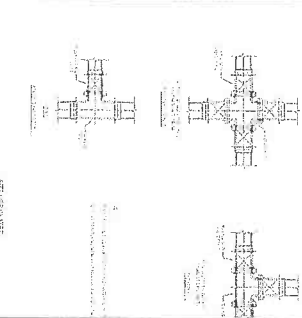
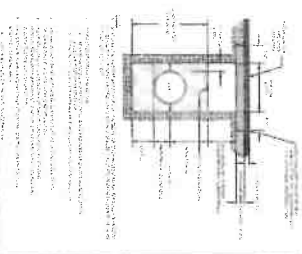
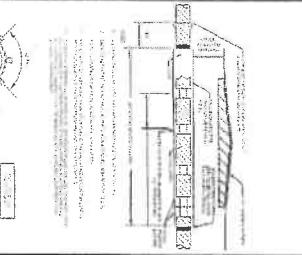
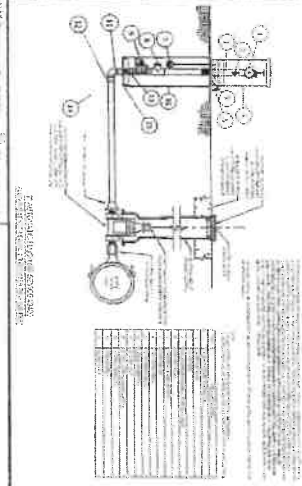
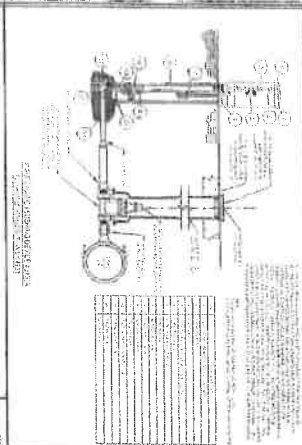
[illegible]| TRIANGULAR SEDIMENT F | GENERAL NOTES |
[illegible]

TRIANGULAR SEDIMENT FILTER DIKE

| TRIANGULAR SEDIMENT F | GENERAL NOTES |


FOR TONGUE AND GROOVE JOINTS
All Cold Joints to be keyed or dowelled





JOB: STANDARD DETAILS 1
RICE DUPLEX ADDITION
 200 NORTH DALLAS STREET
 CITY OF RICE, NAVARRO COUNTY, TEXAS

Developer
 BGP Rice Investment LLC
 1906 S Kaufman St, Ennis, TX 75119
 Matt & Josh Newman

Eyncon
 1000 N. W. 11th St.
 Suite 100, Fort Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112
 Email: info@eyncon.com
 Website: www.eyncon.com

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 DATE: 7/11/13
 PROJECT: 1023064
 SHEET: 7
 OF 7 SHEETS



RICE, TEXAS

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a Public Hearing meeting on February 8, 2024, at 6:00 pm, to give the citizens of Rice, TX the opportunity to express their opinion of the Rezoning of Property at 200 North Dallas Street, Rice, TX. This property is zoned for R-2 (lots having a double street frontage at the front and back, the minimum front yard requirement shall be provided at the front and back lot line) to a R-4 (the minimum lot area shall be 7,000 square feet for a multiple family unit and there shall not be less than twelve hundred (1,200) square feet of lot area for each family unit; the minimum front yard shall be 25 feet on a non-major street, except where circular or similar entrance drives cross the lot in front of the main building are used, in which event the minimum front yard depth shall be 35 feet and no parking space or vehicle storage area shall be located closer to the front property line than 25 feet)

The Planning and Zoning Commission approved the re-zoning of property at 200 North Dallas Street from R-2 to R-4 to allow duplexes to be built, to be presented to the City Council of Rice, TX.

Rozanna Cobos, President of Planning and Zoning Commission

Date



Item Title: Discuss and Deliberate Approval of abandoning one-half of Sherman Street between Block 2 (200 Gillmer) and Block 5 (end of Sherman Street) and sending to city council.

Summary:

Request to abandon Sherman Street starting at Gilmer Street to end of Sherman Street.

Background:

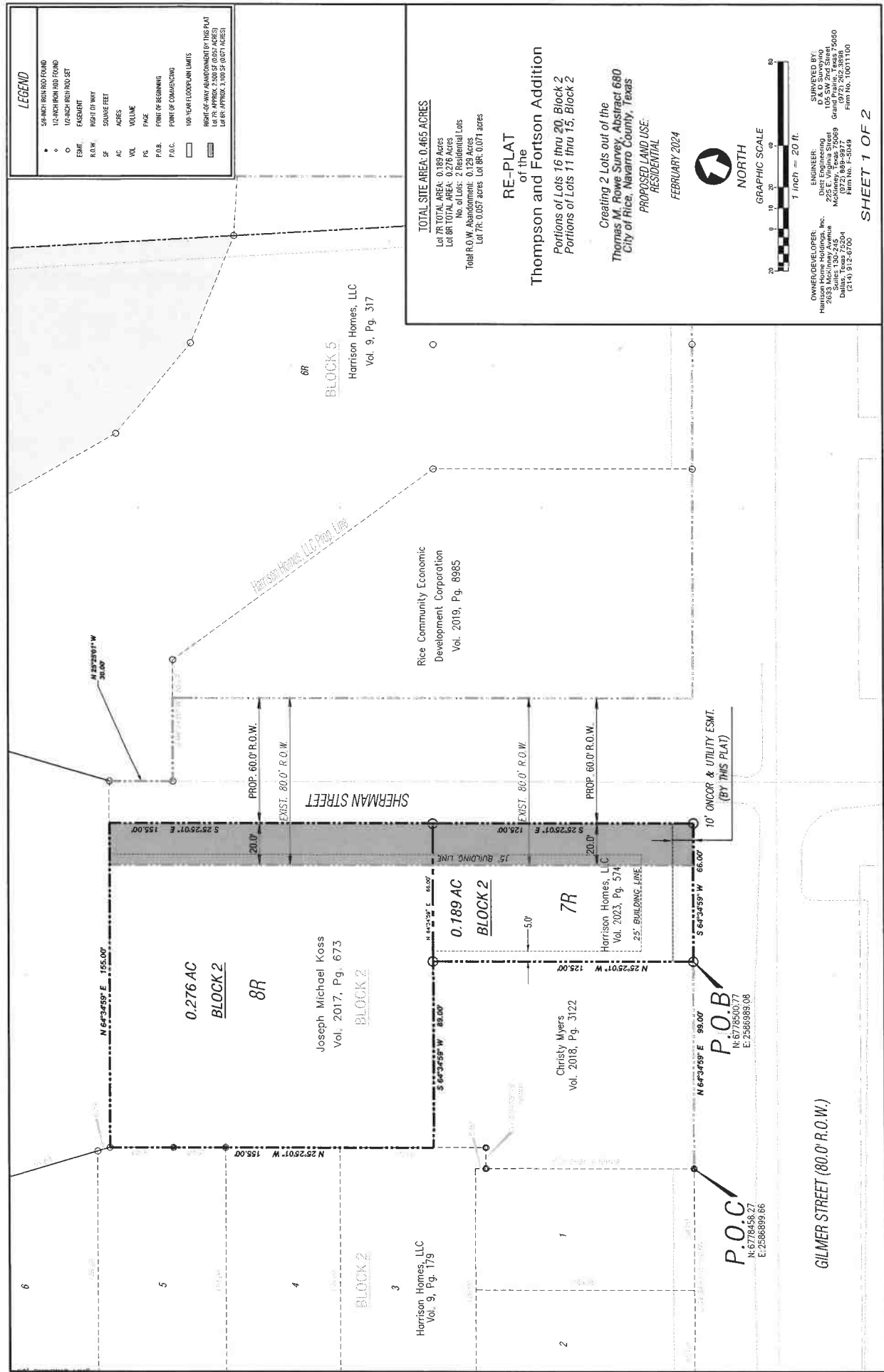
ATTACHMENTS:

Description

Final Re-plat

Type

Cover Memo





Item Title: Motion to Adjourn

Summary:

Background: