



**Board of Adjustment  
RICE, TEXAS**

**Thursday, March 14, 2024  
6:30 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 variance for parking spaces at the storage units to be built on E. Calhoun Street, Rice, TX
5. Agenda Items
  - a. Discuss and Deliberate the parking space variance request for storage units off E. Calhoun Street
6. Adjourn
  - a. Motion to Adjourn



Item Title: Public Hearing for variance for parking spaces at the storage units to be built on E. Calhoun Street, Rice, TX

**Summary:**

Zoning ordinance requires 33 parking spaces for the future storage unit on E. Calhoun Street, Rice, TX. A variance request was asked for 5 parking spaces for the storage units.

**Background:**



Item Title: Discuss and Deliberate the parking space variance request for storage units off E. Calhoun Street

Summary:

Background:

**ATTACHMENTS:**

Description	Type
Storage Unit off E. Calhoun Street	Cover Memo
Board of Adjustment application	Cover Memo
BOA Order	Cover Memo

1.53 Acres  
PID: 78442

**Proposed Self Storage Buildings**  
1-40' x 186'  
2-18' x 246'

6.



PROJECT LOCATION

2000-2001  
 AD 1000-1001  
 1000-1001  
 1000-1001

**LEGEND**

$\frac{1}{2} \times \frac{1}{2}$  = Utility Equipment  
 $\frac{1}{2} \times \frac{1}{2}$  = Transfer Equipment  
 $\frac{1}{2} \times \frac{1}{2}$  = Building Line  
 $\frac{1}{2} \times \frac{1}{2}$  = Right-of-Way  
= Existing Sewer Line  
= Existing Water Line  
= Existing Gas Line  
= Existing Cable/Telephone Line

SCALE: 1"=20'

1

JOB CODE:  
1023065

REVISION  
DATE: 07/27/09  
DRAWN BY: V.L.A.

PRELIMINARY  
NOT FOR  
CONSTRUCTION



PRELIMINARY SITE PLAN

30f

RICE SELF STORAGE  
CALHOUN STREET  
CITY OF RICE, NAVARRO COUNTY, TEXAS

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

COVER SHEET

:60r

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

**Eyncon**  
1304 N. KALPAMAY  
DALLAS, TX 75118  
TEL: (469) 478-0333  
EMAIL: info@eyncon.com

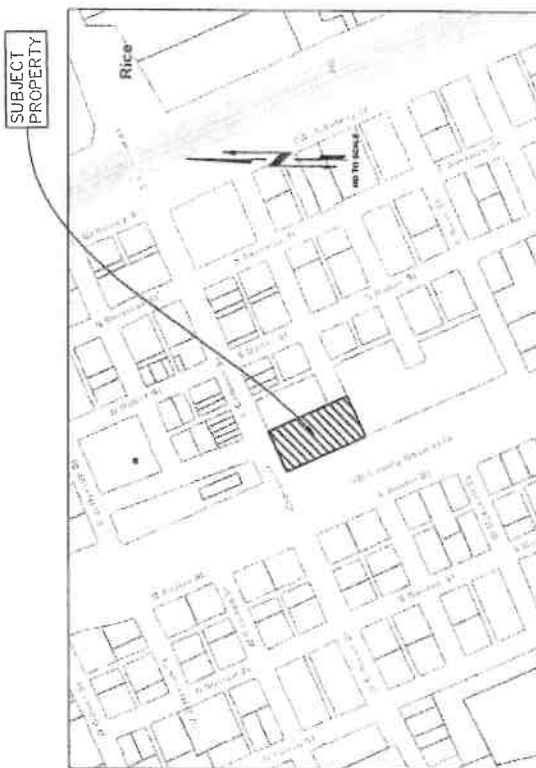
[illegible]

REVISION: 2-29-96, NC274 = Final if Approved

JOB CODE:  
4023068

2000

U.S. 950



# THESE

Sheet No.	Description
1	Cover Sheet
2	Existing Site
3	Site Plan
4	Grading & Erosion Control Plan
5	Standard Details

## GENERAL NOTES

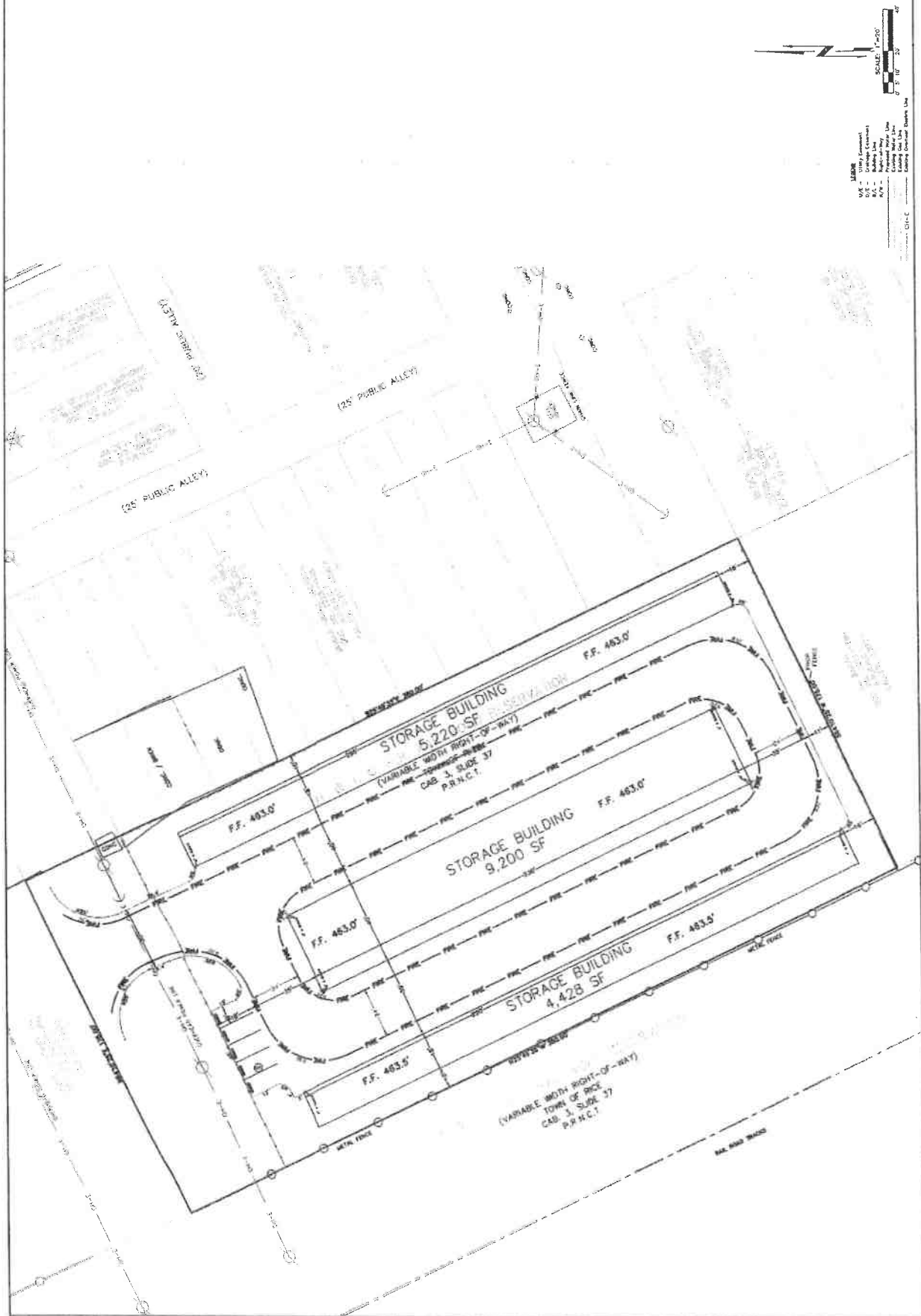
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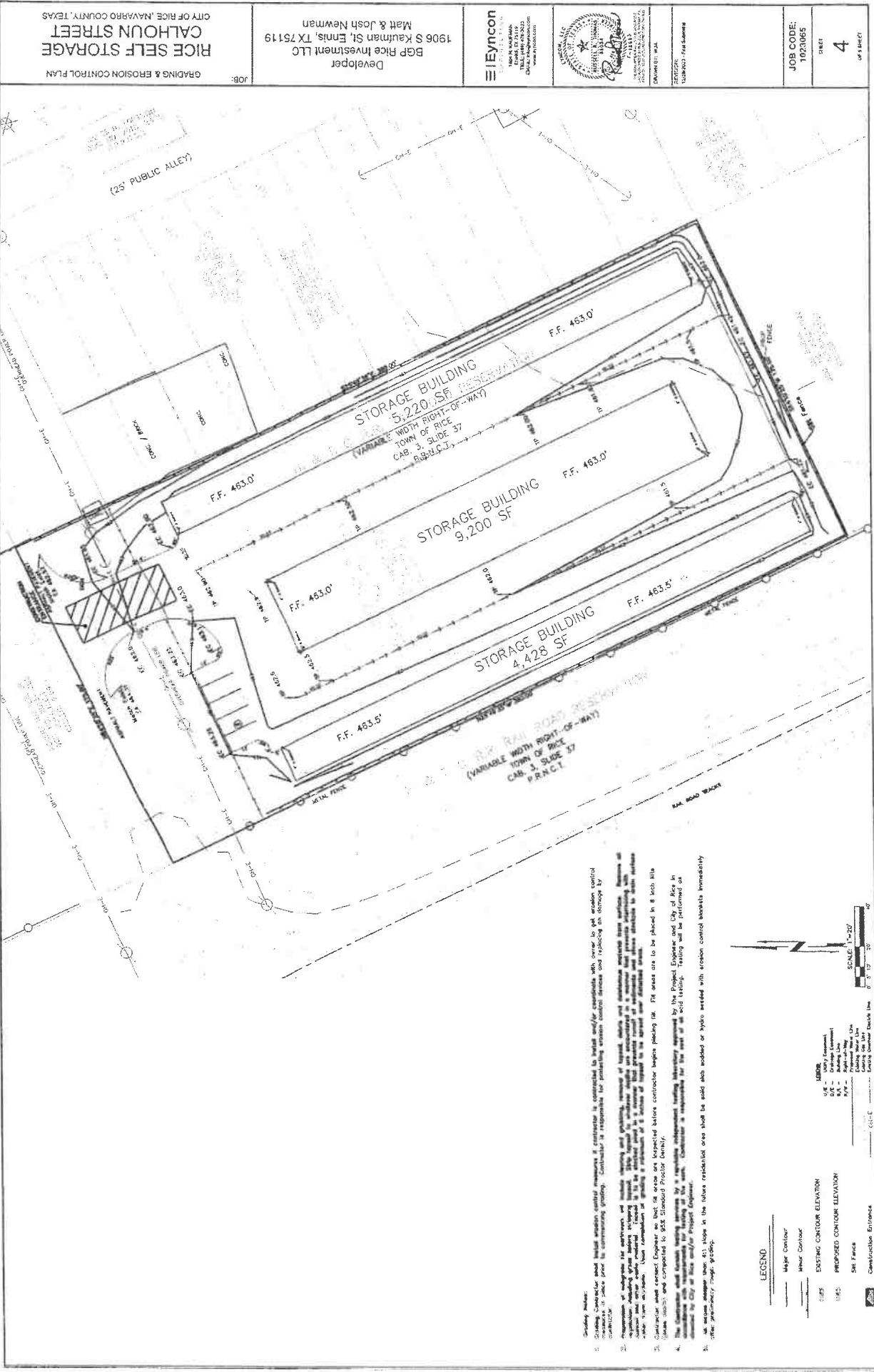
STAFF: 200-200-2000

**CIVIL ENGINEER**  
MUSSEL THOMAS  
504 N. KAUFMAN  
DALLAS TX 75119

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GRADING & EROSION CONTROL PLAN  
CITY OF RICE, NAVARRO COUNTY, TEXAS  
RICE SELF STORAGE  
CALHOUN STREET

Developer  
BGP Rice Investment LLC  
1906 S Kaufman St., Ennis, TX 75619  
Matt & Josh Newman

Evincon  
10000 W. 10th St.  
Suite 100  
Ennis, TX 75619  
Phone: 409.852.1111  
Fax: 409.852.1112  
www.evincon.com



DATE: 01/11/2024  
PROJECT: 10000 W. 10th St.  
SHEET: 4 OF 4

JOB CODE:  
1023065  
SHEET:  
4  
OF 4 SHEETS

- Grading Notes:**
1. Grading Contractor shall install erosion control measures if contractor is contracted to install and/or coordinate with owner to get erosion control measures in place prior to commencing grading. Contractor is responsible for installing erosion control devices and replacing on damage by contractor.
  2. Preparation of subgrade for sidewalks and parking areas shall be completed prior to grading. Grading shall be completed in a manner that prevents sediment from entering the street and/or water bodies. Grading shall be completed in a manner that prevents sediment from entering the street and/or water bodies. Grading shall be completed in a manner that prevents sediment from entering the street and/or water bodies.
  3. Grading Contractor shall coordinate with the City of Rice and the City of Rice Engineer for all grading work. Grading Contractor shall coordinate with the City of Rice and the City of Rice Engineer for all grading work.
  4. The contractor shall be responsible for obtaining all necessary permits from the City of Rice and the City of Rice Engineer. The contractor shall be responsible for obtaining all necessary permits from the City of Rice and the City of Rice Engineer.
  5. All erosion control measures shall be installed and maintained until the area is stabilized. The contractor shall be responsible for installing and maintaining erosion control measures until the area is stabilized.

**LEGEND**

- Major Contour
- Minor Contour
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION
- Set Fence
- Construction Entrance

**SCALE** 1"=25'

**DATE** 01/11/2024

**PROJECT** 10000 W. 10th St.

**SHEET** 4 OF 4



OB CODE:  
1023065

5

OF A 24027

[illegible][illegible]



ZONING BOARD OF ADJUSTMENT  
RICE, TX

DATE FILED: 1-12-24

RECEIVED BY: 1-12-2024

SCHEDULED DATE FOR BOARD OF ADJUSTMENT: Feb 8, 2024

1. APPLICANT INFORMATION

Name: Josh Newman Telephone No: 214-763-4061  
Address: PO Box 1150  
Ennis, TX 75120

2. ADDRESS OF SUBJECT PROPERTY: SE. Cnr E Calhoun St. & RailRoad  
Rice, TX 75155

3. LEGAL DESCRIPTION OF SUBJECT PROPERTY: Survey, Abstract Number 680, being a part of that called 2.158 acre tract of land described in deed to BGP Rice Investments, LLC recorded in County Clerk's Document Number 2022-4714, Real Property Records Navarro County, Texas, being a part of the H.&T.C.R.R. Rail Road Reservation, Town of Rice, recorded in Cabinet 3, Slide 37, Plat Records Navarro County, Texas

4. Zone: "C" Commercial

5. PURPOSE: Mini-Storage Parking variance request  
Current zone requires 1/500sf. We are requesting 5 total parking spots.

CITY OF RICE ZONING BOARD OF ADJUSTMENT ACTION:

Approved: \_\_\_\_\_ Tabled: \_\_\_\_\_ Failed: \_\_\_\_\_

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LETTERS MAILED: 1-22-2024

Date of Public Hearing: 2-8-2024

Date Sign Placed on Property: 2-1-2024

FILING FEE: \$300.00

**BOARD OF ADJUSTMENT**

**CITY OF RICE, TEXAS**

**IN THE MATTER OF:**

**Zoning Board of Adjustment File \_\_\_\_\_ A Variance Request for  
Less parking spaces required for storage units located on E. Calhoun  
Street, Rice, Texas**

**ORDER**

On this the \_\_\_\_ day of \_\_\_\_\_, 2024, came on for hearing the application of Josh Newman (“Owner(s)”), requesting a variance of the Zoning regulation requirement under the Code of Ordinance to allow a reduction in the required 33 off-street parking spaces to 5 off-street parking spaces for property located at the 100 block of East Calhoun, R0700 Rice OT Block Lot 1 thru 6 & E PT 7 & 8 for 0.5174 acres), Rice, Navarro County, Texas (the “Property”). After notice and hearing in accordance with State law and local ordinances; and, after presentation and consideration of all evidence concerning said request, the Board of Adjustment, after motion duly made and seconded, finds and determines that there does exist a property hardship which would be result or be created through literal enforcement of the ordinance, and further that granting of the requested variance is in harmony with the general purpose and intent of the Zoning regulations such that the spirit of the ordinance is observed, and substantial justice done.

**IT IS THEREFORE ORDERED** that the request for variance under the City of Rice Code of Ordinances to require 5 rather than 33 off-street parking spaces required for development of the property located at the 100 block of East Calhoun Street, Rice, Navarro County, Texas is hereby GRANTED subject to the condition that the Property be developed substantially in

accordance with and as set forth in the site plan attached hereto and incorporated herein by this reference as Exhibit A.

**IT IS FURTHER ORDERED** that a copy of this Order, shall be filed in the Office of the Board of Adjustment maintained and administered by the City Secretary of the City of Rice who also serves as the Secretary for the Rice Board of Adjustment; that a copy be provided to the Property Owner by U.S. Mail at the address of record on the County tax rolls, and that this Order may be filed in the Plat Records of the City and/or certified and filed in the Deed records of Navarro County, Texas.

**ALL RELIEF NOT EXPRESSLY GRANTED HEREIN IS DENIED.**

**ENTERED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Board of Adjustment Chairperson  
City of Rice, Texas

Filed the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

By: \_\_\_\_\_  
Sharon Watkins, Secretary for  
Rice Board of Adjustment



Item Title: Motion to Adjourn

Summary:

Background: