



# PLANNING AND ZONING COMMISSION

Thursday, June 4, 2026

6:00 pm

Rice City Hall

305 N. Dallas Street

Rice, TX 75155

## AGENDA

1. **Call to Order, Roll Call, Invocation, Pledge of Allegiance and Pledge to the Texas Flag:**

### The Pledge of Allegiance to the Flag

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

### The Pledge of Allegiance to the Texas State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

2. **Public Forum:**

**Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker's card to the City Secretary. Each speaker has five minutes. By law, the Commission cannot deliberate or take action on non-agenda items. The Commission may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.**

3. **New Business:**

**The Rice Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, as authorized by Texas Local Government Code Sections 551.071 (*Consultation with City Attorney*).**

1. Discussion and consider a recommendation to the City Council regarding a request for a replat of approximately 4.021 acres of land, known as Lots 1R & 2R in the Thomas S. Smith Survey, Abstract No. 729 and generally located at 2907 SE McKinney Street, Rice Texas 75155.

2. Discussion and consider a recommendation to the City Council regarding a request for a replat of approximately 3.019 acres of land, known as Lots 1R & 3R in the Thomas S. Smith Survey, Abstract No. 729 and generally located at 2909 SE McKinney Street, Rice Texas 75155.

**4. Adjournment:**

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall, City of Rice, Texas, a place readily accessible to the public at all times and to the City's website [www.ricetx.gov](http://www.ricetx.gov), on the 29<sup>th</sup> day of May, 2026, by 4:30 p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.



Callie Driggers,  
Interim City Administrator/City Secretary

*Removed:* \_\_\_\_\_

*Time:* \_\_\_\_\_



- Specific Use Permit
- Plat Application
- Variance
- Zoning Change

Janet Wilson / Andrea Kopec  
Rebecca Wodolowski / John Macht Jr  
 Name of Applicant 5-7-26  
 Date of Application

2907 SE McKinney ST  
 Address 214-546-7270  
 Phone

Rice TX 75155  
 City State Zip

Residential  
 Specific Use Requested \_\_\_\_\_  
 Present Zoning \_\_\_\_\_

ABS 410729 Thomas Smith  
 Legal Description of Property 3.0026 ac  
 Requested Zoning \_\_\_\_\_

See above  
 Name of Property Owner

- Existing Building
- New Construction
- Mobile Home  
 Year \_\_\_\_\_ Model \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

Type of Construction \_\_\_\_\_

Size \_\_\_\_\_ Cost \_\_\_\_\_  Septic  Sewer

Driveways \_\_\_\_\_ Culverts \_\_\_\_\_

- Site Plan Attached
- Building Plan Attached

Proposed Date of Occupancy \_\_\_\_\_

Andrea Kopec 5/7/26 Executive  
 Applicant Signature Date

STAFF NOTES:  
 [Empty box for staff notes]

City Secretary \_\_\_\_\_ Date \_\_\_\_\_ Fee Paid:  YES  NO

Scheduled Date Of  
 Council Meeting: \_\_\_\_\_  
 (Applicant must be present @ mtg)



**GENERAL NOTES:**

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies within Zone "X" of the Flood Insurance Rate Map No. 4834C02000, with an effective date of June 5, 2012. Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain".
3. This survey was performed without the benefit of a Title Commitment which may reveal encumbrances of record the Surveyor is unaware of. No encumbrance research was performed by the Surveyor and/or Survey Company.

**ABBREVIATION LEGEND**

- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS OF NAVARRO COUNTY, TEXAS
- P.R.N.C.T. PLAT RECORDS OF NAVARRO COUNTY, TEXAS
- INSTR. NO. INSTRUMENT NUMBER
- VOL., PAGE VOLUME, PAGE
- SQ. FT. SQUARE FEET
- ACRES ACRES
- ESMT. EASEMENT
- REF. REFERENCE
- (C.M.) CONTROLLING DOCUMENT

**LOCATION MAP (NOT TO SCALE)**

**SCALE: 1"=50'**

**NORTH**

**OWNER'S CERTIFICATE**

STATE OF TEXAS, COUNTY OF NAVARRO

WHEREAS Rebecca Jean Wodowski, John Wesley Mach, Jr., Cynthia Mach, Andrea Lou Kopic and Janet Lynne Wilson are the owners of a tract of land situated in the Thomas S. Smith Survey, Abstract Number 729, in Navarro County, Texas, being all of Lots 1 and 2 of the McKinney Place, Texas according to the plat thereof recorded in Volume 9, Page 62 of the Plat Records of Navarro County, Texas (O.P.R.N.C.T.) and described as Tract 1 in the Beasdale Life Estate Deed, recorded in Volume 9, Page 62 of the Plat Records of Navarro County, Texas (O.P.R.N.C.T.) and owned by John Wesley Mach, Jr., Cynthia Mach, Andrea Lou Kopic and Janet Lynne Wilson recorded in Instrument Number 2024-10980 of the Official Public Records of Navarro County, Texas (O.P.R.N.C.T.), also being described in the General Warranty Gift Deed to John Wesley Mach, Jr. and Cynthia Mach recorded in Instrument Number 2019-1228, O.P.R.N.C.T., and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped 8945-145 in the northeast corner of said Lot 1 and said Double R, Phase Two, a distance of 402.83 feet to the west corner of said Lot 2 and the south corner of a called 190 acre tract of land described in the deed to Chasity Trice recorded in Instrument Number 2013-2328, O.P.R.N.C.T. and being further described in Instrument Number 2001-4631, O.P.R.N.C.T.;

**THENCE** North 58 degrees 34 minutes 54 seconds East, along the common line of said Lot 2 and said 190 acre tract, passing at a distance of 215.00 feet to 1/2 inch iron rod found for the north corner of said Lot 2 and the northeast corner of said Lot 1, and continuing for a total distance of 402.83 feet to a 1/2 inch iron rod found in the southwest line of Double R, Phase Two, an addition to Navarro County, Texas according to the plat thereof recorded in Volume 7, Page 253, P.R.N.C.T. for the north corner of said Lot 1 and the east corner of said 1.99 acre tract;

**THENCE** South 31 degrees 56 minutes 15 seconds East, along the common line of said Lot 1 and said Double R, Phase Two, a distance of 407.33 feet to a 1/2 inch iron rod found for the east corner of said Lot 1 and the north corner of Lot 1 of Rice Business Park, an addition to Navarro County, Texas according to the plat thereof recorded in Volume 8, Page 84, P.R.N.C.T.;

**THENCE** South 58 degrees 55 minutes 57 seconds West, along the common line of said Lot 1 and said Lot 1 of Rice Business Park, a distance of 400.11 feet to a 1/2 inch iron rod with cap stamped 8945-145 in the northeast corner of said Lot 1 and the north corner of said Lot 1 and the west corner of said Lot 1 of Rice Business Park, from which a 1/2 inch iron rod found bears North 80 degrees 16 minutes 53 seconds West, a distance of 1.61 feet for witness;

**THENCE** North 23 degrees 53 minutes 12 seconds West, along the northeast line of said Interstate Highway 45 and the southwest line of south corner of said Lot 2, and continuing for a total distance of 408.02 feet to the POINT OF BEGINNING and containing 175,183 square feet or 4.021 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Rebecca Jean Wodowski, John Wesley Mach, Jr., Cynthia Mach, Andrea Lou Kopic and Janet Lynne Wilson, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat impugning the herein above described property as LOTS 1R & 2R, THE McKinney Place, Texas according to the plat thereof recorded in Volume 9, Page 62 of the Plat Records of Navarro County, Texas (O.P.R.N.C.T.) and described as Tract 1 in the Beasdale Life Estate Deed, recorded in Volume 9, Page 62 of the Plat Records of Navarro County, Texas (O.P.R.N.C.T.) and owned by John Wesley Mach, Jr., Cynthia Mach, Andrea Lou Kopic and Janet Lynne Wilson do hereby certify the following:

1. The easements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
2. All public improvements and dedications shall be made and created by this plat, see dedicated for the public use forever for the purposes as shown.
3. The easements and public use areas, as shown, and created by this plat, see dedicated for the public use forever for the purposes as shown. Clearly is not responsible for replacing any improvements, or utilities, or other improvements or dedications by maintenance or repair.
4. No building, fence, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Navarro County's use thereof.
5. County and/or public utilities shall have the right to remove any improvements or growths that have been removed all or parts of any buildings, fences, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance, or functionality of their respective systems in the easements.
6. Utility easements may also be used for the maintenance and accommodation of all public utilities dedicated to maintenance or repair.
7. The easements and public use areas, as shown, and created by this plat, see dedicated for the public use forever for the purposes as shown.
8. The easements and public use areas, as shown, and created by this plat, see dedicated for the public use forever for the purposes as shown.
9. All dedications to this document shall be by means of plat and approved by Navarro County.

**WITNESS, BY OUR HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

Rebecca Jean Wodowski  
Andrea Lou Kopic  
Cynthia Mach

John Wesley Mach, Jr.  
Janet Lynne Wilson

**STATE OF TEXAS**

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Rebecca Jean Wodowski, Andrea Lou Kopic, Cynthia Mach, John Wesley Mach, Jr., and Janet Lynne Wilson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for State of Texas

My Commission Expires: \_\_\_\_\_

**STATE OF TEXAS**

County of Ellis

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David S. Griffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed. I, the undersigned, certify that each of the statements in the foregoing certificate are true.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

**DAVID S. GRIFFIN**  
LAND SURVEYING  
903 W. Ennis Ave., Ste 1  
Ennis, TX 75119  
903.640.1071 • www.dsgsurveying.com  
TBPELS Firm No. 101948-13  
(214) 546-7270

**OWNER:** REBECCA JEAN WODOWSKI, ANDREA LOU KOPIC AND JOHN WESLEY MACH, JR.  
CYNTHIA MACH,  
ANDREA LOU KOPIC AND JOHN WESLEY MACH, JR.  
2009 SE MCKINNEY ST  
RICE, TEXAS 75155  
(214) 546-7270

**THE MCKINNEY PLACE**  
LOTS 1R & 2R  
BEING A 67.021 ACRES  
RECORDED IN VOLUME 9, PAGE 62 OF THE  
PLAT RECORDS OF NAVARRO COUNTY, TEXAS IN THE  
THOMAS S. SMITH SURVEY, ABSTRACT NO. 729  
NAVARRO COUNTY, TEXAS  
MAY, 2026  
G.L.S. JOB NO. 2604114  
SHEET 1 OF 1



Specific Use Permit  Plat Application  Zoning Change  
 Variance

Name of Applicant  
JANET WILSON / AUDREA KUPEC  
REBECCA WOODRICK / JOHN WAGNER JR

Date of Application  
5/4/26  
Phone  
214-546-7270

Address  
2909 SE M. KINNEY ST  
City  
RICE TX State  
Zip  
75155

Present Zoning

Specific Use Requested  
RESIDENTIAL  
ABS 410729 THOMAS SMITH  
Legal Description of Property  
HIST TRACT 6B-1 3.026 AC  
SEE ABOVE  
Name of Property Owner

Requested Zoning

- Existing Building
- New Construction
- Mobile Home
- Year \_\_\_\_\_ Model \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

Type of Construction \_\_\_\_\_

Size \_\_\_\_\_ Cost \_\_\_\_\_  Septic  Sewer

Driveways \_\_\_\_\_ Culverts \_\_\_\_\_

- Site Plan Attached
- Building Plan Attached

Proposed Date of Occupancy \_\_\_\_\_  
Applicant Signature *(Audrea Kupec)* Date \_\_\_\_\_

Fee Paid:  YES  NO

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

Scheduled Date Of Council Meeting: \_\_\_\_\_  
(Applicant must be present @ mtg)

STAFF NOTES:



