

PLANNING & ZONING  
COMMISSION MEETING  
NOVEMBER 26, 2018  
6:00 P.M.  
RENO CITY HALL

**AGENDA**

- I. Call meeting to order.
- II. Roll Call.
- III. Discuss/make recommendation regarding a variance to: Section 6.009: Creation of a building site.
- IV. Approve October 8, 2018 Planning and Zoning minutes.
- V. Adjourn.

This facility is wheelchair accessible and accessible parking spaces are available. Individuals who require auxiliary aids or serviced for this meeting should contact the City Secretary's office at (903) 785-6581 or FAX (903) 785-0453 at least two (2) days before the meeting so that appropriate arrangements can be made.

Executive Session(s): The City of Reno does not routinely list the items for executive session consideration; however, consistent with the authority cited below, the City may retire into executive session as permitted and as needed on agenda items, as authorized by Texas Government Code Sections 551.071 (Consultation with attorney); 551.072 (Deliberations regarding Real Property); 551.073 (Deliberations regarding Gifts and Donation); 551.074 (Personnel Matters); 551.076 (Deliberations regarding Security Devices); 551.087 (Deliberations regarding Economic Development negotiations); and 321.3022 (Confidential Sales Tax Information)."

I hereby certify that the above notice of meeting was posted at City Hall, 160 Blackburn Street, Reno, Texas on the 21st day of November, 2018 by 5:00 p.m. I hereby certify that the local News Media was properly notified on this meeting as stated above.

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Tricia Smith, City Secretary

**Section 6.009: Creation of Building Site** - No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract, or building lot has been created by compliance with one of the following conditions:

- (a) The lot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission, and filed in the plat records of Lamar County, Texas.
- (b) The plot, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of this Ordinance or prior to annexation to the City of Reno whichever is applicable, in which event a building permit for only one main building conforming to all the requirements of this Ordinance may be issued on each such original separately owned parcel without first complying with subsection (a) preceding.
- (c) The plot or tract is all or part of a site plan officially approved by the Planning and Zoning Commission and compliance has been made with provisions and improvements approved on such site plan for all utility and drainage easements (including provisions for drainage to an existing natural drainage way or city street), dedication of streets, alleys, and other public improvements required to meet the standards established for the platting of land and dedicated parking.
- (d) Any and all plots, tracts or lots must be provided access via a public street or drive.