

PLANNING & ZONING
COMMISSION MEETING
JUNE 29, 2015
6:00 P.M.
RENO CITY HALL

AGENDA

- I. Call meeting to order.
- II. Roll Call.
- III. **"PUBLIC HEARING"**- consider a recommendation regarding a Zone Change at 299 Town East Drive from R-1: Residential to MF-1: Multi-Family Residential as requested by Charles McNeal.
- IV. **"PUBLIC HEARING"**- consider a recommendation regarding a Zone Change at 300 Cornell Drive from R-1: Residential to R-3: Residential as requested by Charles McNeal, owner.
- V. **"PUBLIC HEARING"**- consider a recommendation regarding a re-plat (final plat) of Lot 11 and Lot 12, Block B, Wellington Point, Phase 1-B-1 by Barry Warren, owner.
- VI. **Zoning Variance Requested by:** Jason and Kristin Scott (Advanced Automotive) seeking a variance to Chapter 14 *Zoning*; Section 6.006 *open storage of merchandise not for sale*, and section 6.007 *Screening Required*.
- VII. **Zoning Variance Requested by:** Anthony Roberts seeking a variance to Chapter 14 *Zoning*; Section 5:001 (a) *Setbacks*, for a carport/garage.
- VIII. **Zoning Variance Requested by:** Recyclers Depot and Pickers Self Auto through Ben Glick seeking a variance to Chapter 14, section 6.002 of the Planning and Zoning regulations, permitting a recycle and retail salvage operation as a variance to the "Use Regulation" of said Ordinance.
- IX. Approve March 2, 2015 meeting minutes.
- X. 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.

I hereby certify that the above notice of meeting was posted at City Hall, 160 Blackburn Street, Reno, Texas on the 26th day of June, 2015 at 5:00 p.m. I hereby certify that the local News Media was properly notified on this meeting as stated above.



Cara Hubbard, City Secretary

May 28, 2015

III.

Via email

The Paris News
Paris, Texas 75461

Please run the following advertisement in the Legal Section of the classified pages on Sunday 7, 2015:

NOTICE OF PUBLIC HEARINGS

Notice is hereby given to the public by the City of Reno that on Monday June 29, 2015 at 6:00 p.m., the Planning and Zoning Commission will hold a public hearing and on Monday, July 13, 2015 at 6:00 p.m., the Reno City Council will hold a public hearing at the Reno City Hall, 160 Blackburn Street, Reno, Texas 75462, to consider a re-zone from R-1 Residential to MF-1 Multi-Family Residential to allow a tri-plex: as requested by Charles McNeal. All reference is made to the following legal description and record:

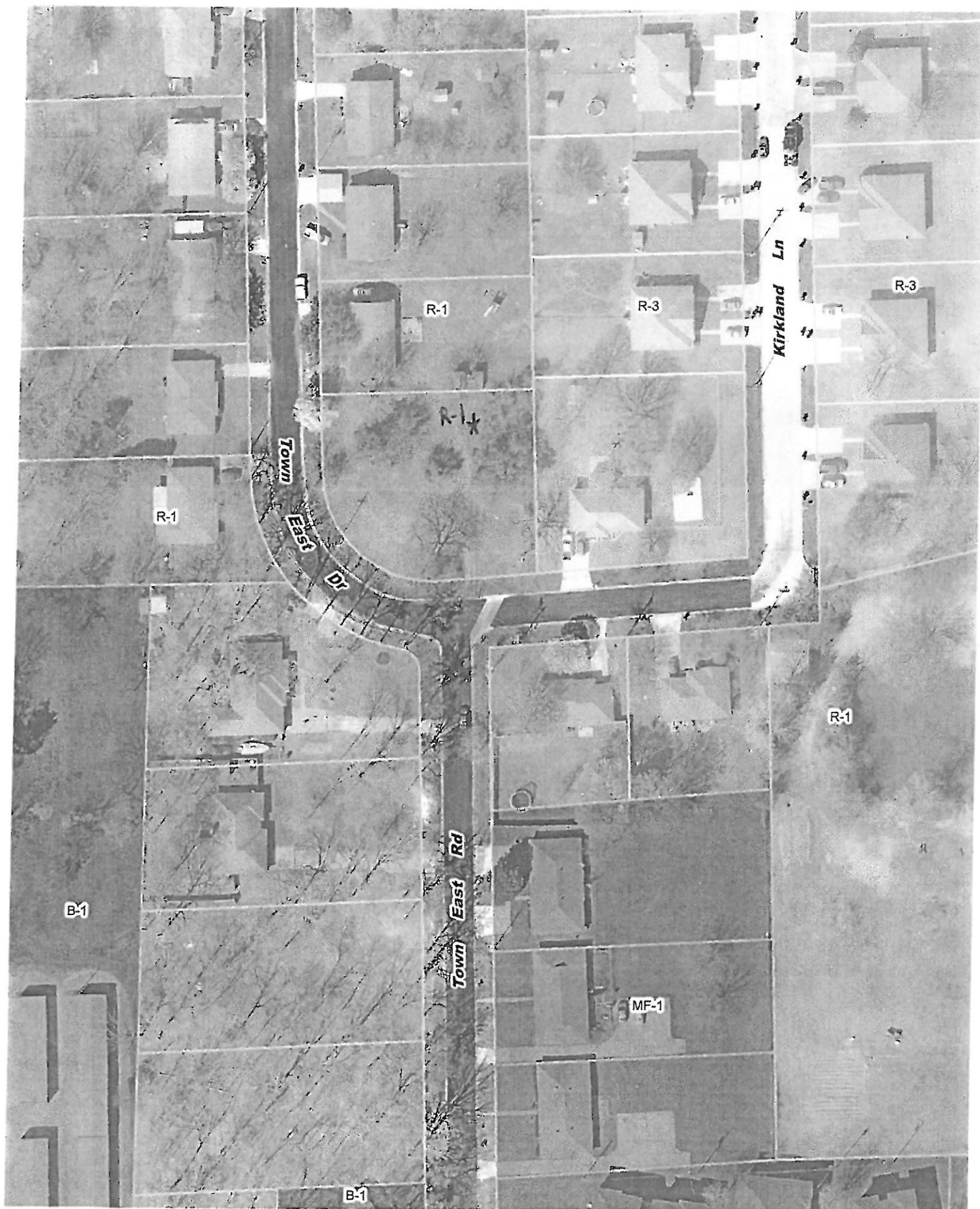
Property located in the County of Lamar, and State of Texas, a part of the Jeremiah Stell Survey and also being a part of Lot 1, Block "A" of the Town East Addition, conveyed by deed, recorded in Vol. 664, Page 103 of the Official Records of said County and State.

A copy of the written request is on file at City Hall. All persons interested in appearing before the Planning and Zoning and the City Council are invited to attend these public hearings presented at the above referenced meetings, also. If you have any questions, please contact our office at (903) 785-6581.

Respectfully,

Cara Hubbard, TRMC
City Secretary

Cc: File



160 Blackburn Street
Reno, Texas 75462-7152



Telephone: 903.785.6581
Facsimile: 903.785.0453

www.renotexas.us

E-mail: cityreno@cox-internet.com

AFFIDAVIT REQUEST FOR AMENDMENT TO ZONING ORDINANCE NO. 1852

STATE OF TEXAS §
COUNTY OF LAMAR §

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES MCNEAL who upon oath deposes and says:

299 Town East
"I am CHARLES MCNEAL whose address is 21 CR 43400, PAWS and whose phone number is 903-785-7184 and who has a proprietary interest in property located within the corporate limits of the City of Reno being described as follows:

My interest in the above-described property is CONTRACT TO BUY, and I do request a change in zoning from
(Contract to Buy, etc.)

SINGLE FAMILY to MULTI FAMILY / TRI-PLEX.

"In support of said request I make the following answers to questions 1-4:

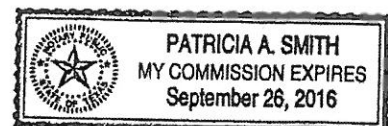
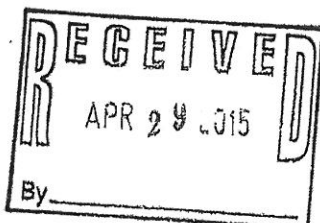
1. Will the re-zoning be in accordance with the original comprehensive zoning scheme, as represented by the pre-established zoning ordinance and the long range master plan and amp that has been adopted by the zoning ordinance? YES
2. Will the re-zoned designation be compatible with the classification and use of adjoining lands so as to avoid adverse impact on neighbors? YES
3. Is the tract unsuitable for uses permitted under the present zoning classification: therefore justifying a change in zoning? NO
4. Does the re-zoning bear a substantial relationship to the public health, safety, morals or general welfare or protect and preserve historical and cultural places and areas or meet a substantial public need? NO
5. Has a copy of the land deed been submitted? YES
6. Has the fee of \$200.00 for the zone change application been paid? YES

Charles McNeal
Signature of Applicant

SWORN TO AND SUBSCRIBED BEFORE ME, by the said Charles McNeal on this 29th day of April, 2015.

Patricia A. Smith
Notary Public, State of Texas

(Seal)



May 28, 2015

Via email
The Paris News
Paris, Texas 75461

IV

Please run the following advertisement in the Legal Section of the classified pages on Sunday June 7, 2015:

NOTICE OF PUBLIC HEARINGS

Notice is hereby given to the public by the City of Reno that on Monday June 29, 2015 at 6:00 p.m., the Planning and Zoning Commission will hold a public hearing and on Monday, July 13, 2015 at 6:00 p.m., the Reno City Council will hold a public hearing at the Reno City Hall, 160 Blackburn Street, Reno, Texas 75462, to consider a re-zone request of a part of the Stephen Peters Survey #715 and being Lot 136 of the Walnut Hills Addition from R-1 Residential to R-3 Residential: as requested by Charles McNeal, owner. All reference is made to the following legal description and record:

Lot 136 of the Walnut Hills Addition, within the Corporate Limits of the City of Reno, County of Lamar and State of Texas, being part of the Stephen Peters Survey No. 715.

A copy of the written request is on file at City Hall. All persons interested in appearing before the Planning & Zoning Commission and the City Council are invited to attend these public hearings at the time and place designated above. Any opposition to this zone change request may be presented at the above referenced meetings.

Dated this 28th day of May 2015.

If you have any questions, please contact our office at (903) 785-6581.

Respectfully,

Cara Hubbard
City Secretary

Inwood Dr

R-1

R-1

Cornell Dr

B-1

R-1

Walnut Hill Dr

B-1

B-1

B-1

US 82

Methven Rd

B-1

B-1

B-1

160 Blackburn Street
Reno, Texas 75462-7152



Telephone: 903.785.6581
Facsimile: 903.785.0453

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E-mail: cityreno@cox-internet.com

AFFIDAVIT REQUEST FOR AMENDMENT TO ZONING ORDINANCE NO. 1852

STATE OF TEXAS §
COUNTY OF LAMAR §

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES MCNEAL who upon oath deposes and says:

300 Cornell
"I am CHARLES MCNEAL whose address is 21 CR43400 APTS and whose phone number is 903-785-7184 and who has a proprietary interest in property located within the corporate limits of the City of Reno being described as follows:

My interest in the above-described property is OWNERSHIP, and I do request a change in zoning from

Single Family R-1 to MULTI-FAMILY / DUPLEX R-3
Per call with Charles with 5-6-15 date (Contract to Buy, etc.)

"In support of said request I make the following answers to questions 1-4:

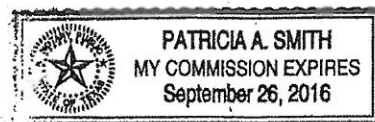
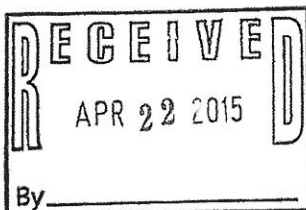
1. Will the re-zoning be in accordance with the original comprehensive zoning scheme, as represented by the pre-established zoning ordinance and the long range master plan and amp that has been adopted by the zoning ordinance? YES
2. Will the re-zoned designation be compatible with the classification and use of adjoining lands so as to avoid adverse impact on neighbors? YES
3. Is the tract unsuitable for uses permitted under the present zoning classification: therefore justifying a change in zoning? NO
4. Does the re-zoning bear a substantial relationship to the public health, safety, morals or general welfare or protect and preserve historical and cultural places and areas or meet a substantial public need? NO
5. Has a copy of the land deed been submitted? YES
6. Has the fee of \$200.00 for the zone change application been paid? YES

Charles McNeal
Signature of Applicant

SWORN TO AND SUBSCRIBED BEFORE ME, by the said Charles McNeal on this 22nd day of April, 2015.

Patricia Smith
Notary Public, State of Texas

(Seal)



May 28, 2015

Via email
The Paris News
Paris, Texas 75461

IV

Please run the following advertisement in the Legal Section of the classified pages on Sunday June 7, 2015:

NOTICE OF PUBLIC HEARINGS

Notice is hereby given to the Public by the City of Reno that on Monday, June 29, 2015, at 6:00 p.m., the Planning & Zoning Commission will hold a public hearing and Monday, July 13, 2015 at 6:00 p.m., the Reno City Council will hold a public hearing at the Reno City Hall, 160 Blackburn Street, Reno, Texas, 75462, to consider a replat (final plat) of Lots 11 and 12, Block B of Wellington Point Phase 1-B-1 into one tract containing 0.589 acres, located at 542 Michelle Lane, in Reno, as requested by Barry Warren, owner. All reference is made to the following legal description and record:

Property located in the County of Lamar, and State of Texas, a part of the Stephen Peters Survey, Abstract 715, and including Lots 11 and 12, Block B, of Wellington Point Phase 1-B-1 as shown by plat recorded in Envelope 377D of the Lamar County Plat Records, said Lot 11 having been conveyed to Barry C. Warren and Bobbie D. Warren by deed recorded and Lamar County Document NO. 117339-2014, and said Lot 12 having been conveyed to Barry C. Warren and Bobbie D. Warren by deed recorded and Lamar County Document No. 091286-2011., of the Official Records of said County and State.

A copy of the replat (final plat) is on file at City Hall. All persons interested in appearing before the Planning and Zoning Commission and the City Council are invited to attend these public hearings at the time and place designated above. Any opposition to this zone change request may be presented at the above referenced meetings.

Dated this 28th day of May 2015.

If you have any questions, please contact our office at (903) 785-6581.

Respectfully,

Cara Hubbard
City Secretary

R-2

Brittney Ln

R-2

R-2

Michelle Ln

R-2

R-2

Brooke's Way

R-2

Briana Dr



BARRE WARREN
542 MICHELLE
RENO, TX 75462

CITY OF RENO

479-234-9029

SUBDIVISION ORDINANCE #1931.1

PAGE 24

APPENDIX C
Final Plat Checklist

General requirements: The owner shall file one original (in mylar or sepia) and five (5) copies of the final plat with the City. The survey closure shall be at least 1:10,000 within the City limits and 1:7,500 within the ETJ. The plat shall be neat in appearance with all figures and letters being easily legible. It shall be drawn at a scale of 1" = 200' or larger.

Name of the Proposed Subdivision: WELLINGTON POINT

Engineer or Surveyor who prepared the plat: BRANDON CHANEY

Date that the plat was received: 27 Apr 15 No. of copies submitted: 3 (5 required)

* WORK BY BRANDON CHANEY

Check for the following required information:		(circle one)	Initials (Staff & Applicant)
1.	Is the name of the developer and the name of the subdivision shown?	☒ Yes / No	BCW *
	Is the north arrow shown?	☒ Yes / No	BCW
	Is the scale of the map shown?	☒ Yes / No	BCW
	Does the plat show the name, seal, and signature of the responsible surveyor or engineer?	☒ Yes / No	BCW
2.	Is there a legal description of the boundary survey that is sufficient for the purpose of title examination?	☒ Yes / No	BCW
3.	Is the external boundary of the subdivision distinctively marked?	☒ Yes / No	BCW
	Do the field notes have a closure equal to the requirements listed above?	☒ Yes / No	BCW
	Are all of the corner points, angle points, and points of curves along the external boundary of the subdivision marked on the ground and descriptive data as to the type of marker placed?	☒ Yes / No	BCW
4.	Does the plat show all of the areas intended for public use (streets, alleys, easements, and other areas) with proper dimensions?	☒ Yes / No	BCW
5.	Does the plat show all of the names (or designations) and locations of existing adjacent streets, alleys, and easements?	☒ Yes / No	BCW
	Does the plat show all of the names of the adjacent subdivisions and properties?	☒ Yes / No	BCW
6.	Are all of the block and lot numbers shown?	☒ Yes / No	BCW
	Are building lines and easements shown and dimensioned?	☒ Yes / No	BCW

7.	Are all necessary dimensions shown, including linear, sub-linear, and angular shown?	☒ Yes / ☐ No	BW										
8.	Have all parties that own a portion of the subdivision signed the plat?	☒ Yes / ☐ No	BW										
9.	Has the surveyor responsible for the plat signed a statement that says that the plat is correct and in accordance with the determinations of surveys actually made on the ground?	☒ Yes / ☐ No	BW										
10.	Is there a certificate as to flood plain limits?	☒ Yes / ☐ No	BW										
11.	Are finished floor elevations shown for all lots?	☒ Yes / ☐ No	BW										
12.	Have the filing fees been paid? <table border="0"> <tr> <td><u>Subdivision Size</u></td> <td><u>Filing Fee</u></td> </tr> <tr> <td>Up to 15 lots</td> <td>\$200.00</td> </tr> <tr> <td>16 to 30 lots</td> <td>\$300.00</td> </tr> <tr> <td>31 to 100 lots</td> <td>\$450.00</td> </tr> <tr> <td>over 100 lots</td> <td>\$450.00 plus \$5.00 per lot over over 100 lots</td> </tr> </table> If yes, by <u>Cash, Check, Cashier's Check or Money Order</u> in the amount _____ of \$ <u>200.00</u> on <u>29 Apr 15</u> (circle one) (Date)	<u>Subdivision Size</u>	<u>Filing Fee</u>	Up to 15 lots	\$200.00	16 to 30 lots	\$300.00	31 to 100 lots	\$450.00	over 100 lots	\$450.00 plus \$5.00 per lot over over 100 lots	☒ Yes / ☐ No	BW
<u>Subdivision Size</u>	<u>Filing Fee</u>												
Up to 15 lots	\$200.00												
16 to 30 lots	\$300.00												
31 to 100 lots	\$450.00												
over 100 lots	\$450.00 plus \$5.00 per lot over over 100 lots												
13.	Does the plat show that the owner has signed a statement which guarantees the construction of all of the required facilities for a period of one year following the acceptance of the record drawings by the City Engineer?	☒ Yes / ☐ No	BW										
14.	Have all property taxes been paid?	☒ Yes / ☐ No	BW										

Reviewed by: _____
City Engineer

Date

Additional Comments:

- For each subsequent review which is necessary because the initially submitted plat does not meet the requirements of this Ordinance, an additional review fee will be charged, equal to 60% of the filing fee.

160 Blackburn Street
Reno, Texas 75462-7152



Telephone: 903.785.6581
Facsimile: 903.785.0453

www.renotexas.us

tricia@renotexas.us

E-mail: cityofreno@renotexas.us

AGENDA REQUEST FORM

VII
(2 pages)

DATE: 4-7-15

PERSON'S NAME: Anthony "Shayne" Roberts

PERSON'S ADDRESS: 5425 Brittany Lane

CHECK THE MEETING YOUR ITEM WILL BE CONSIDERED:

☐ STREET COMMISSION (FIRST MONDAY OF THE MONTH)

☐ CITY COUNCIL (SECOND MONDAY OF THE MONTH)

☒ PLANNING & ZONING COMMISSION (LAST MONDAY OF THE MONTH)

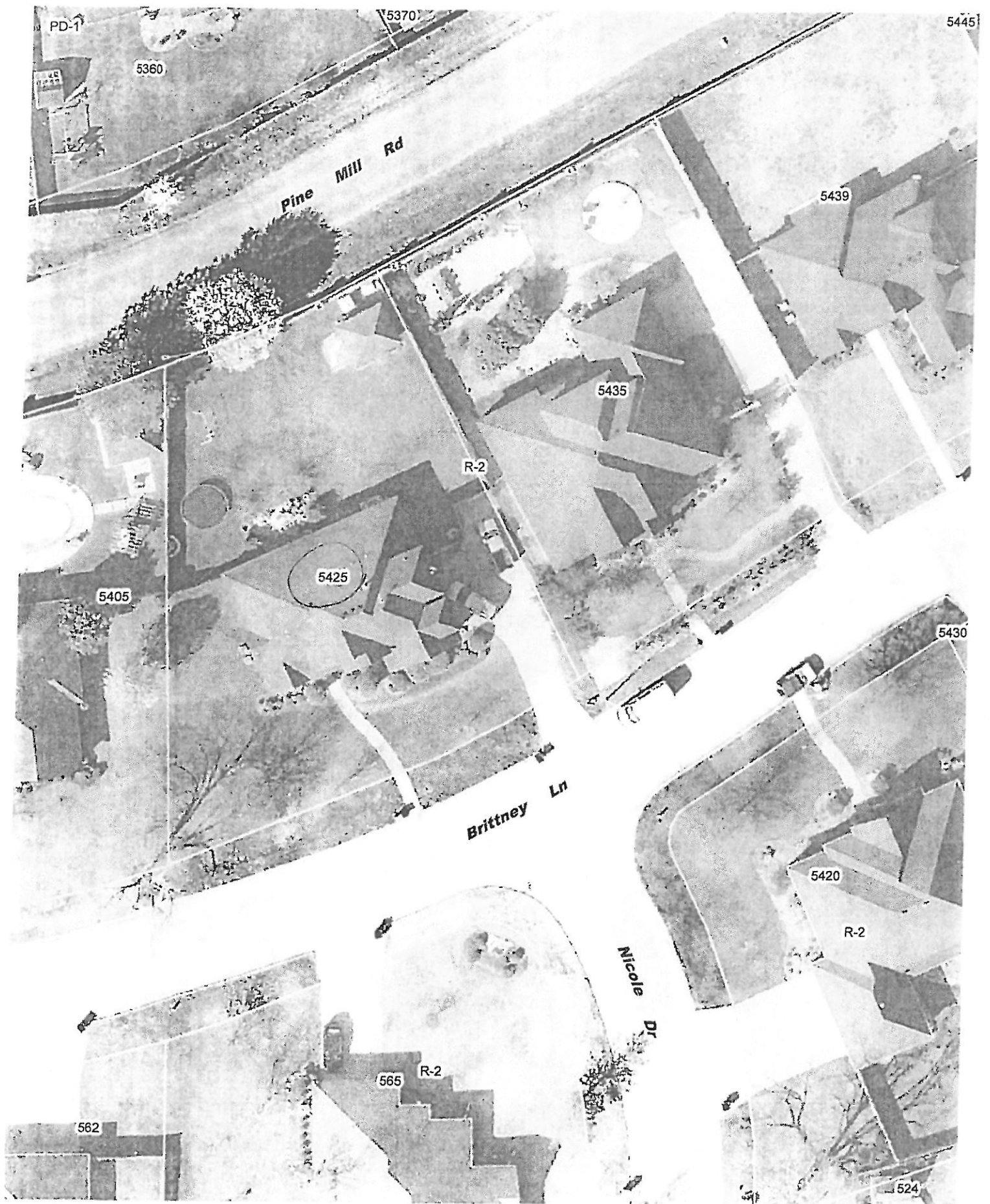
☐ BUILDING & STANDARDS COMMISSION (AS NEEDED)

SUBJECT OR TOPIC OF YOUR ITEM: Variance Request
for Carport / Garage

THE DEADLINE FOR AGENDA ITEMS IS NOON THE THURSDAY PRIOR TO EACH MEETING.

Anthony S. Roberts
SIGNATURE

NOTE: YOUR ITEM MAY BE SUBJECT TO TIME RESTRICTIONS.



PLANNING & ZONING
COMMISSION MEETING
MARCH 2, 2015
5:30 P.M.
RENO CITY HALL

IX

MINUTES

- I. Call meeting to order. Commissioner Jeff Kinslow called meeting to order at 5:30 P.M.
- II. Roll Call. Absent: Chairman Lance Nicholson. Commissioners present: Jeff Kinslow, Bill Arnold, Don Lawrence and Brad Rodgers. Also present: City Attorney David Hamilton and Assistant City Secretary Tricia Smith taping the minutes.
- III. Discuss/make recommendations regarding request for ordinance variance from Jason and Kristin Scott (Advanced Automotive) regarding Chapter 14 *Zoning*; Section 6.006 *open storage of merchandise not for sale*, and section 6.007 *Screening Required*. Wes Tidwell, attorney for Jason and Kristin Scott addressed the Commission regarding the City of Reno Zoning Ordinance. Mr. Tidwell also informed the Commission that Jason Scott recently had eight (8) diesel loads of gravel put down all around their business. Mr. Tidwell also explained that screening for this large lot would be very expensive and could increase theft. Mr. Tidwell asked for a variance for screening. He stated that if the Commission insists that they put up screening; will they allow landscaping and vegetation? Jeff Kinslow stated that we need to get some kind of screening started even if we do this in phases. Bill Arnold stated that he would agree to working in phases with time limits. Commissioner Don Lawrence moved, with a second from Commissioner Brad Rodgers, to reset this for 30 days, so that Jason & Kristin Scott can bring back a proposal with cost expense included. Motion carried 4-0.
- IV. Discuss/ make recommendations regarding Final Plat Wellington Point Phase 4-B, as requested by Rodger Price, owner. Rodger Price 6005 Old Clarksville Road addressed the Commission requesting approval for Final Plat Wellington Point Phase 4-B. Commissioner Bill Arnold moved, with a second from Commissioner Don Lawrence, to recommend approving final plat. Motion carried 4-0.
- V. Approve January 5, 2015 meeting minutes. Commissioner Don Lawrence moved, with a second from Commissioner Bill Arnold, to approve minutes as presented. Motion carried 4-0.
- VI. Adjourn. Jeff Kinslow adjourned meeting at 6:12 P.M.

ATTEST:

Tricia Smith, Assistant City Secretary

