

Zoning Elimination Facts



Losing Local Zoning Means Anything Goes

With no county zoning allowed other than modest subdivision guidelines, a disincorporated Reno is at risk of unsightly blight and unmanaged growth, including dense housing, unregulated dwelling structures, fourplexes, and RV parks.

This will affect your home value and overall quality of life, leading to decreased property values and a less desirable living environment.

Zoning Disincorporation Facts to Consider

Counties are Prohibited From Zoning by TX Law:

Texas prevents counties from setting zoning regulations other than modest Subdivision guidelines. Reno will lose its ability to enforce local zoning restrictions. Parker County cannot create nor enforce any zoning restrictions other than sub-division guidelines, which can be granted a variance. [1, 2, 8]

Almost Anything Goes:

Junkyards and Scrap Yards: These businesses could set up operations in Reno, potentially leading to environmental concerns and decreased property values due to noise, pollution, and aesthetic impacts.

Trash Heaps and Landfills: The absence of zoning restrictions could allow for the establishment of trash heaps or landfills, which would not only be unsightly but also pose health risks and environmental hazards.

Sexually Oriented Businesses: Parker County cannot restrict SOBs, and once they arrive, they'll be impossible to weed out. [3]

Pig Farms and Animal Operations: Industrial-scale animal farming could become more prevalent, leading to concerns about odor, water pollution, and the overall quality of life for residents.

Industrial Facilities: Heavy industries such as manufacturing plants, chemical processing facilities, or

other polluting industries might locate in Reno, bringing noise, pollution, and potential health risks.

Your Home Value Will Decrease:

Equivalent **homes sell for 14.8% less in Parker County** than in the city of Reno. Your home value **WILL** decrease with disincorporation. [7]

Voting AGAINST disincorporation will **protect your home value**.

Dense Housing Developments & Multiplexes:

Disincorporation supporters rely on Parker County's **one-home-per-acre requirement**, but this only applies to homes using septic systems. Variances will be granted to **developers who bypass this rule** by forming a **Municipal Utility District (MUD)** and building **small-lot subdivisions** with either sewer or connections to an existing system. [8]

The **1-acre restriction will fold like a house of cards** as soon as a lawsuit is filed, as it will follow the precedent of *Mahew vs. Sunnyvale*.

Looser regulations attract lower-quality developers, increasing the risk of **overcrowded, poorly planned housing**.

Additionally, **duplexes and four-plexes can be platted** for approval, meaning **multi-family units could be built on a single acre**, further increasing density. [4]

Unpermitted Single RVs, Living Structures & RV Parks

Anyone can **place any type of RV or living structure** on their lot with no zoning restrictions. You'll have **no control over what comes in next to you** or near you, affecting your home value.

While Parker County requires approvals of **RV parks**, the **requirements are not impossible to meet**. Parker County **approved 50%** of the RV Parks that applied last year. [4, 5]

There are already 28 RV/Trailer/Mobile Home parks in Reno/Reno ETJ or just over the border in Azle.

Take a drive through the county, and you will find many burnt-out mobile homes and dilapidated structures.

Environmental Concerns & Unsightly Blight:

Water pollution from poorly managed wastewater, runoff from industrial sites, and unregulated septic systems.

Parker County does **NOT require a septic tank maintenance/inspection** to be in place. Reno does. [6]

Soil erosion and drainage issues caused by a lack of infrastructure planning.

Without local zoning regulations, Reno could face the **risk of unsightly blight**, including:

Burned-out Trailers: Abandoned or damaged trailers could become common sights, contributing to an overall appearance of neglect.

Furniture and Debris: Discarded furniture and other household items left on the side of the road could become a regular occurrence, detracting from the community's appearance.

Dilapidated Dwellings: Homes and buildings could fall into disrepair, leading to a decline in property values and community morale.

Sources:

[1] <https://aquiferalliance.org/wp-content/uploads/2018/03/County-Authority-CACOG-Summary-2009.pdf>

[2] <https://www.texasconstructionlawblog.com/2024/03/zoning-fundamentals-what-developers-and-builders-need-to-know/>

[3] County Judge Pat Deen, March 22, 2025, Reno Town Hall.

[4] A recent plat was made for fourplexes in Parker County, which would have had to be accepted by the County. Instead, the development was adopted by Springtown, where they were able to restrict it to single homes. City zoning matters.

[5] Parker County Permits. Confirmed by the Permit Department on March 5, 2025

[6] <https://www.parkercountytexas.gov/DocumentCenter/View/11910/PARKER-COUNTY-INFRASTRUCTURE-REQUIREMENTS-FOR-RECREATIONAL-VEHICLE-PARKS-DECEMBER-2024?bidId=>

[6] <https://ecode360.com/RE4877/laws/LF1891043.pdf>

[7] Series of comps run by licensed local realtor Karen Fuller on March 12, 2025 (Comparable Reno homes composite avg \$222 sq ft, versus County home avg \$195 sq foot)

[8] Variances will be granted. Disincorporationists have admitted publicly in a meeting on March 18, 2025 that **the proposed development is coming whether we are a city or county**. With a city, you get more zoning control, fire, and building code permits for safety, and the city can require the developer to provide assets to assist the city.

Vote Against Disincorporation on May 3.

Early Voting - April 22-29

Register to Vote Before April 3.

Can I vote **AGAINST** disincorporation but **FOR** the tax reduction?

YES! The most important thing is to keep your voice and local control by saving the City of Reno.

CONTACT

✉ info@saverenopc.com
☎ (817) 203-4837

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