

**TOWN OF LAKESIDE
MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
9830 CONFEDERATE PARK ROAD
LAKESIDE, TEXAS**

Date: August 20, 2012

6:30 p.m.

1. The meeting was called to order at 6:30 p.m. by Fred Finch, Chair.

Members Present	Yes	No
August Zitzka		X
Fred Finch	X	
Fletcher Phillips	X	
Scott Arnold	X	
Pamela Walker		X
Jim Semmens, Alternate		X
Richard Dennis, Alternate	X	

Town Administrator/Secretary Dianna Buchanan was also present.

2. Motion by Scott Arnold and second by Richard Dennis to approve the July 16, 2012, Regular Planning and Zoning Commission Meeting Minutes. Motion approved unanimously by all members present.
3. Chairman Fred Finch opened the Public Hearing at 6:31 p.m. to take public comments regarding the proposed amendments to Ordinance No. 312, the Zoning Code, Chapter 151 of the Code of Lakeside, by adopting revisions to Section 151.028-Screening Devices and Fence Regulations to add regulations governing decorative fencing in residential districts.

There was no one present that desired to speak regarding the proposed amendments.

Chairman Fred Finch closed the Public Hearing at 6:32 p.m.

- 4A. Motion by Richard Dennis and second by Fletcher Phillips to approve the proposed amendments to Ordinance No. 312, the Zoning Code, Chapter 151 of the Code of Lakeside and to recommend approval by City Council of the same, by adopting revisions to Section 151.028-Screening Devices and Fence Regulations to add regulations governing decorative fencing in residential districts as presented with the following changes:

Remove the last sentence of 2.(d). Strike 2.(e) and 2.(f). Insert the wording from MPRG as follows for 2.(e) Decorative fences less than twenty-four inches (24") may be allowed within the visibility triangle and on the front or side property lines adjacent to public dedicated rights-of-way. Decorative fences greater than twenty-four inches (24") must be set back from the front and side property lines adjacent to public dedicated right-of-way a minimum of seven feet (7').

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Renumber 2.(g) to 2.(f), and remove the word “a” to make the last sentence read ...frontage is bounded by the decorative fence or gate.” Renumber 2.(h) to 2(g).

A copy of the proposed changes including these revisions is attached to and made a part of these minutes.

Motion approved unanimously by all members present.

5. Chairman Fred Finch adjourned the meeting at 7:26 p.m.

ATTEST:

DIANNA BUCHANAN
TOWN ADMINISTRATOR/SECRETARY

FRED FINCH, CHAIR

(C) Fences in Residential Districts

- (1) With the exception of decorative fences, screening elements and fences shall be restricted to a maximum height of six feet, measured from the adjacent grade line, except as otherwise allowed in this section. Fences may be permitted to be constructed to heights exceeding six feet by special exception as approved by the Zoning Board of Adjustment.
- (2) Decorative Fences: For the purpose of this section a decorative fence shall be a fence or outdoor area enclosure constructed for aesthetic purposes only and constructed of material such as wood pickets, decorative metal, with or without masonry or stone elements.
 - (a) Decorative fences shall not be walls.
 - (b) Maximum height shall not exceed four feet (4') from grade.
 - (c) Solid surface area of any decorative fence shall not exceed thirty percent (30%) of the total surface area.
 - (d) Decorative fences may be erected upon any front residential lot line but must not be closer to side lot lines than three feet (3').
 - (e) Decorative fences less than twenty-four inches (24") may be allowed within the visibility triangle and on the front or side property lines adjacent to public dedicated rights-of-way. Decorative fences greater than twenty-four inches (24") must be set back from the front and side property lines adjacent to public dedicated right-of-way a minimum of seven feet (7').
 - (f) Decorative fences must contain an opening or break for the driveway that is at least the width of the existing driveway; and must also have other openings or breaks for access when located in front yards, so that no more than seventy-five percent (75%) of the total frontage is bounded by the decorative fence or gate.
 - (g) Decorative fences shall not be constructed of chain link, barbed wire or similar enclosure materials.
- (3) Garbage, refuse and trash collection and storage areas in any multifamily development, mobile home development or other nonresidential use permitted in a residential district shall be fully enclosed on three sides by a dense screening element to adequately screen such area from view of the surrounding area.
 - (a) No screening element or fence shall be erected, placed or planted beyond the front or side street building line of any permitted building in a residential district, either on a corner lot or interior lot. Fences may be constructed to the street property line upon approval of a special exception by the Zoning Board of Adjustment. Fencing located on or behind the building line shall not exceed six feet (6') in height.
 - (b) Fences may always be permitted on the side property lines of interior lots, provided drainage easements and other rights-of-way are not conflicting with the fence location.
 - (c) Wood panel fences shall be constructed such that the support rails are located on the inside of the lot and the panel is located on the outside of the lot, so as to present a "smooth side out" appearance to the fence and shall be constructed with metal poles or masonry column.
 - (d) Chain link fences shall be permitted in residentially zoned districts.