



**TOWN OF LAKESIDE  
BOARD OF ADJUSTMENT MEETING  
9834 CONFEDERATE PARK ROAD  
LAKESIDE, TX 76108**



Mayor Patrick Jacob - 2023  
Place 1 Don Pitts - 2023  
Place 2 Kathy Livingston - 2023

Place 3 Wesley Hearn - 2022  
Place 4 Amy Robinson - 2023  
Place 5 Rona Gouyton - 2022

***Pursuant to the provisions of Chapter 551 Texas Government Code, NOTICE is hereby given of a Board of Adjustment Meeting, Town of Lakeside, to be held on Thursday, March 11, 2021 at 7:30 PM via telephonic / videoconference, for considering the following items. Telephonic number for the meeting is 346-248-7799, Meeting ID 684-217-3328 Passcode: 3NF3EN, or via URL link: <https://us02web.zoom.us/j/6842173328?pwd=Y2ZiVk1rUVNPaUIxQ2dQNkh4VkNGUT09>***

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**II. PUBLIC HEARING**

The Town of Lakeside Board of Adjustment will hold a public hearing on Thursday March 11, 2021 at 7:30 p.m. ***via telephonic / videoconference, for considering the following items. Telephonic number for the meeting is 346-248-7799, Meeting ID 684-217-3328 Passcode: 3NF3EN, or via URL link:***

***<https://us02web.zoom.us/j/6842173328?pwd=Y2ZiVk1rUVNPaUIxQ2dQNkh4VkNGUT09>***

to consider a special exception to Ordinance 312 Section 151.028 (G) (3); "No screening or fence shall be elected, 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 in height". 4109 Meandering Ct, lot 3 block 1 of Ella Young-Lake Worth Addition.

**III. CONSENT AGENDA**

1. Approve minutes from the June 11, 2020 BOA Meeting. Council may take any action deemed necessary.

**IV. REGULAR AGENDA**

**ITEM 1. DISCUSSION/ACTION:** Board to consider BOA Case 2021-001 a request by Michael Smith seeking a special exception to Ordinance 312 Section 151.028 (G) (3); "No screening or fence shall be elected, 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 in height". 4109 Meandering Ct, lot 3 block 1 of Ella Young-Lake Worth Addition. Board may take any action deemed necessary.

**V. ADJOURNMENT**

This is to certify that a copy of the Notice of the Monthly Zoning Board of Adjustment agenda for Thursday March 11, 2021, was posted on the bulletin board at Town Hall, in compliance with Chapter 551, of the Texas Government Code on Thursday March 4, 2011 prior to 7:30 p.m.

A handwritten signature in blue ink, appearing to read 'N. Craven', with a stylized flourish at the end.

Norman Craven  
Town Administrator/City Secretary



**TOWN OF LAKESIDE  
ZONING BOARD OF ADJUSTMENT MINUTES  
9830 CONFEDERATE PARK ROAD  
LAKESIDE, TX 76108**



Chairman Patrick Jacob - 2021  
Place 1 Don Pitts – 2022  
Place 2 Kathy Livingston – 2022

Place 3 Wesley Hearn – 2022  
Place 4 Amy Robinson - 2021  
Place 5 Rona Gouyton - 2021

***Pursuant to the provisions of Chapter 551 Texas Government Code, NOTICE is hereby given of a Meeting of the Town of Lakeside Zoning Board of Adjustment to be held on Thursday, June 11, 2020 at 7:30 P.M. in the Council Chambers, 9830 Confederate Park Road, Lakeside, Texas, 76108, for considering the following items.***

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chairman Patrick Jacob called the BOA Meeting to order at 7:30 pm. The following BOA Members and staff were present:

<i>Pat Jacob</i>	<i>Chairman</i>
<i>Don Pitts</i>	<i>Director Place 1</i>
<i>Katherine Livingston</i>	<i>Director Place 2</i>
<i>Wesley Hearn</i>	<i>Director Place 3</i>
<i>Amy Robinson</i>	<i>Director Place 4</i>
<i>Rona Stratton Gouyton</i>	<i>Director Place 5</i>
<i>Norman Craven</i>	<i>Town Administrator/City Secretary</i>
<i>Ken East</i>	<i>Town Attorney</i>

**II. PUBLIC HEARING**

The Town of Lakeside Board of Adjustment will hold a public hearing on Thursday June 11, 2020 at 7:30 p.m. at Lakeside Town Hall, 9830 Confederate Park Road, Lakeside, to consider a special exception to Ordinance 312 Section 151.028 (G) (3); “No screening or fence shall be elected, 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 in height”. 202 Lakeridge Rd, Lot 2, Block 11, Van Zandt Addition. Chairman Jacob opened the Public Hearing at 7:32 PM, one speaker. Chairman Jacob closed the Public Hearing at 7:34 PM

**III. STAFF REPORTS**

None

**IV. CONSENT AGENDA**

Board to consider approval of the minutes from June 13, 2019 meeting. Board may take any action deemed necessary. Director Don Pitts made a motion to approve Consent Agenda. Director Rona Stratton Gouyton seconded the motion. The motion passed 5 for and 0 against.



V. **REGULAR AGENDA**

**ITEM 1. DISCUSSION/ACTION:** Board to consider BOA Case 2020-001 a request by Chad Froust seeking a special exception to Ordinance 312 Section 151.028 (G) (3); "No screening or fence shall be elected, 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. 202 Lakeridge Rd, Lot 2, Block 11, Van Zandt Addition. Director Kathy Livingston made a motion to approve special exception request from Chad Froust, BOA case 2020-001. Director Wesley Hearn seconded the motion. The motion passed 5 for and 0 against.

VI. **FUTURE AGENDA ITEMS**

VII. **ADJOURNMENT**

Chairman Jacob adjourned the meeting at 7:43 pm.

ATTEST:

\_\_\_\_\_  
Patrick Jacob  
Chairman

\_\_\_\_\_  
Norman Craven  
Town Administrator / City Secretary



If you have a disability that requires special arrangements and you plan to attend this public meeting, please contact the Town Administrator at (817) 237-1234 EXT. 303 within 72 hours of the meeting. Reasonable accommodations will be made to meet your needs at the meeting.



TOWN OF LAKESIDE  
9830 CONFEDERATE PARK ROAD  
LAKESIDE, TEXAS 76108  
(817)237-1234, ext. 303

**BOARD OF ADJUSTMENT**

**SPECIFIC USE APPLICATION**

**INSTRUCTIONS FOR COMPLETING A REQUEST FOR SPECIFIC USE  
TO THE TOWN OF LAKESIDE BOARD OF ADJUSTMENT**

This coversheet is designed to provide you with general information about completing the attached application and should not be considered legal advice. If you have any questions, or do not understand these instructions, you are advised to seek help from a qualified attorney or land use planning expert.

Section 151.035 of the Unified Code of the Town of Lakeside outlines the approval criteria that must be met for a specific use to be granted.

Specific Use. To hear and decide upon those application for special exceptions when the same is authorized under this chapter subject to Board approval. A special exception shall not be granted by the Zoning Board of Adjustment unless it finds:

1. *That the use is specifically permitted under this chapter; and*
2. *That the locations of proposed activities and improvements are clearly defined on the site plan filed by the applicant; and*
3. *That the specific use will be wholly compatible with the use and permitted development of adjacent properties.*

At the Board of Adjustment hearing, you will be expected to submit evidence proving that the above stated conditions exist. Evidence can be presented by testimony and/or through documents. (Be advised that all documents submitted during the public hearing must be retained by City Staff for the official case file.)

**REQUIRED MATERIAL FOR FILING A REQUEST FOR SPECIFIC USE TO THE BOARD OF ADJUSTMENT**

- ☐ Original "Specific Use Application" form, filled out and signed, stating the specific nature of the specific use requested and how the request meets the necessary conditions.
- ☐ Original "Required Acknowledgements" form, initialed to acknowledge adherence.
- ☐ At least one copy of the site plan, **drawn to scale, including an 8 ½" x 11" size** copy, must be submitted with this application. Any additional site plans submitted must not exceed 11-inches by 17-inches in size. (If possible, please submit a copy of the site plan in a digital format)
- ☐ Site plan must include, at minimum, the following:
  - a. A north arrow and scale.
  - b. The boundaries of the property, with all dimensions, and square footage of the lot.
  - c. The location and dimensions of all existing and proposed buildings and structures, and all required setbacks.
  - d. All walls, fences, walkways (including sidewalks) and off-street parking areas or garages, their dimensions, and distance from all property lines.
  - e. Parking lot layout and circulation showing dimensions of parking spaces and driving isles, if applicable.
  - f. The location and dimensions of all paved areas, including driveways and patios.
- ☐ One copy of Warranty Deed for the subject property.
- ☐ One copy of current tax appraisal details (available from Tarrant County Appraisal District).

Appropriate fees must be paid at the time of filing \$ 150.00.

\* Failure to provide any of the required material indicated above will result in the application being deemed incomplete and will be returned to the applicant.

Town of Lakeside  
**REQUEST FOR A SPECIAL EXCEPTION TO THE BOARD OF ADJUSTMENT**  
**TO THE HONORABLE BOARD OF ADJUSTMENT:**  
Property description (Attach field notes if necessary):

Lot No.:	Block No.:
Zoning:	Property Address:

The Applicant, requests the Lakeside Board of Adjustment consider the following Specific Use **(below, please describe in detail the special exception you are seeking, including a description of existing and/or proposed improvements relative to this case): \***

*(Attach additional pages if necessary and label "Attachment A")*

\*Note: Local Government Code §211.010 (b) require that an applicant give notice of the type of specific use that is requested and that the specific conditions necessary for granting the special use exist. Failure to do so may result in the return of your application.

## CONDITIONS NECESSARY FOR GRANTING A SPECIFIC USE

Below are the conditions that are required to exist for the Board of Adjustment to grant a specific use request. Describe in detail how the requested use meets these conditions.

*(Attach additional pages if necessary and label "Attachment B")*

**1. That the use is specifically permitted under this chapter; and**


**2. That the locations of proposed activities and improvements are clearly defined on the site plan filed by the applicant; and**


**3. That the specific use will be wholly compatible with the use and permitted development of adjacent properties.**


Respectfully submitted:

Name of Applicant:				Owner	<input type="checkbox"/>	Agent	<input type="checkbox"/>
Mailing Address:	Street	City	State	Zip Code			
Phone Number							
Email Address:							
Applicant's Signature:						Date:	

Name of Representative:					
Mailing Address:	Street	City	State	Zip Code	
Phone Number					
Email Address:					
Applicant's Signature:					Date:



### Required Acknowledgements

Please read the following statements carefully and initial on the respective line. By placing your initials next to the statements below, you, **the property owner**, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence). \_\_\_\_\_Initial

By filing this request for a specific use, I understand that any construction that requires said use shall cease until such time that the use is approved, if applicable. Should the Board of Adjustment deny the request, I may pursue an appeal or bring my property into compliance in accordance with any all City codes **within 30 days**. \_\_\_\_\_Initial

I understand that prior to the hearing of this case by the Board of Adjustment staff will conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. staff will make a reasonable attempt to contact the property owner 24 hours prior to visiting the site. I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to city staff. If site conditions are not conducive to staff completing the necessary task during the site visit, your case may be delayed. \_\_\_\_\_Initial

Any exhibits submitted by the applicant (audio, visual, document, or otherwise) must be submitted to staff at least 24 hours prior to the public hearing and must be made part of the official record and will not be returned. \_\_\_\_\_Initial

Refunds will be issued in accordance with the department cash handling policy and will be subject to a \$50 processing fee. This fee is charged for all refund requests. Refunds may only be issued if request is submitted prior to the case being published in a newspaper of general circulation. It is the responsibility of the applicant to provide a translator, if necessary. If the applicant cannot provide a translator on the date of the public hearing, the case will be re-scheduled to the next available Board of Adjustment meeting date, in order meet the applicant's requirements.

\_\_\_\_\_Initial

To whom it may concern

On concerns & the city ordinance (stating 6 foot tall)

I'm looking to installing an 8 foot tall fence at 4109 Meandering  
ct. Lakeside, Texas.

I John Shumate have no issue or concerns with this  
8 foot fence to being installed at 4109 Meandering ct.

I live at 4105 Meandering ct. Lakeside, Texas.

  
2-9-2021

Signature

Date

To whom it may concern

On concerns & the city ordinance (stating 6 foot tall)

I'm looking to installing an 8 foot tall fence at 4109 Meandering  
ct. Lakeside, Texas.

I Sylvia L. Williams have no issue or concerns with this  
8 foot fence to being installed at 4109 Meandering ct.

I live at 4113 Meandering ct. Lakeside, Texas.

Sylvia L. Williams Signature

2-9-2021 Date

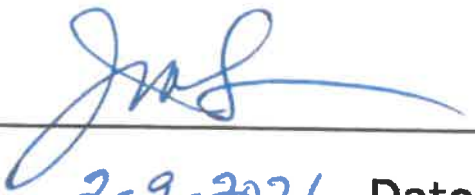
To whom it may concern

On concerns & the city ordinance (stating 6 foot tall)

I'm looking to installing an 8 foot tall fence at 4109 Meandering ct. Lakeside, Texas.

I Jimmy Semmens have no issue or concerns with this 8 foot fence to being installed at 4109 Meandering ct.

I live at 4112 Meandering ct. Lakeside, Texas.

 Signature  
2-9-2021 Date

To whom it may concern

On concerns & the city ordinance (stating 6 foot tall)

I'm looking to installing an 8 foot tall fence at 4109 Meandering  
ct. Lakeside, Texas.

I Johnny Shumato have no issue or concerns with this  
8 foot fence to being installed at 4109 Meandering ct.

I live at 4108 Meandering ct. Lakeside, Texas.

 Signature

2-9-21 Date



**This is picture is right side of 4109 house tie to 4113 fence.**

**Putting the fence at this height so you cannot see top storage buildings & boat as you can with the 6-foot wooden fence.**



This is picture is left side of 4109 house going toward 4105 4 foot fence.

Putting the fence at this height so you cannot see top of my trailer as you can with the 6-foot wooden fence.





Aerial picture 4109 Meandering ct. showing new fence in red.





WENDY BURGESS  
TARRANT COUNTY  
TAX ASSESSOR-COLLECTOR

@TarrantCoTax  
Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX 76196  
(817) 884-1100  
e-mail: taxoffice@tarrantcounty.com  
web: www.tarrantcounty.com

ORIGINAL RECEIPT

IN GOD WE TRUST

1  
V1.4

DATE: 12/31/2020  
ACCOUNT: 00003683400  
OWNER: SMITH MICHAEL GENE  
PARCEL ADDRESS: 0004109 MEANDERING CT  
EXEMPTIONS: HS001

LEGAL: YOUNG'S ELLA-LAKE WORTH ADDN  
BLOCK 1 LOT 3

PIDN: 48059 1 3  
ACRES: 0.4448

RECEIPT #: 82851807

CHECK #: CASH

DEPOSIT #: 202012312803-2020/TARRANTCOUNT

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2020	T C HOSPITAL	\$86,163.00	0.224429	L	12/31/2020	\$193.37	\$0.00
2020	TARRANT COUNTY	\$86,163.00	0.234000	L	12/31/2020	\$201.62	\$0.00
2020	LAKESIDE TOWN	\$86,163.00	0.406300	L	12/31/2020	\$350.08	\$0.00
2020	AZLE ISD	\$61,163.00	1.247400	L	12/31/2020	\$762.95	\$0.00
2020	T C COLLEGE	\$86,163.00	0.130170	L	12/31/2020	\$112.16	\$0.00

AMOUNT TENDERED \$1,620.18  
AMOUNT PAID - THANK YOU!

BASE TAX	\$1,620.18
TOTAL PAID	\$1,620.18

REMAINING AMOUNT DUE  
AS OF 12/31/2020  
\$0.00

\*\*YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*\*

SMITH MICHAEL GENE

\* THIS IS A RECEIPT \*

REMAINING AMOUNT DUE  
AS OF 12/31/2020  
\$0.00

00003683400



SMITH MICHAEL GENE  
4109 MEANDERING CT  
FORT WORTH TX 76135-4901

Make checks payable to:  
WENDY BURGESS TAX ASSESSOR-COLLECTOR  
PO BOX 961018  
FORT WORTH TX 76161-0018

00003683400

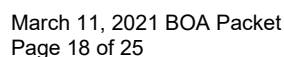
0000162018

0000000000

0048262226

1231202020000

Mr Craven  
2nd Email with another picture  
>



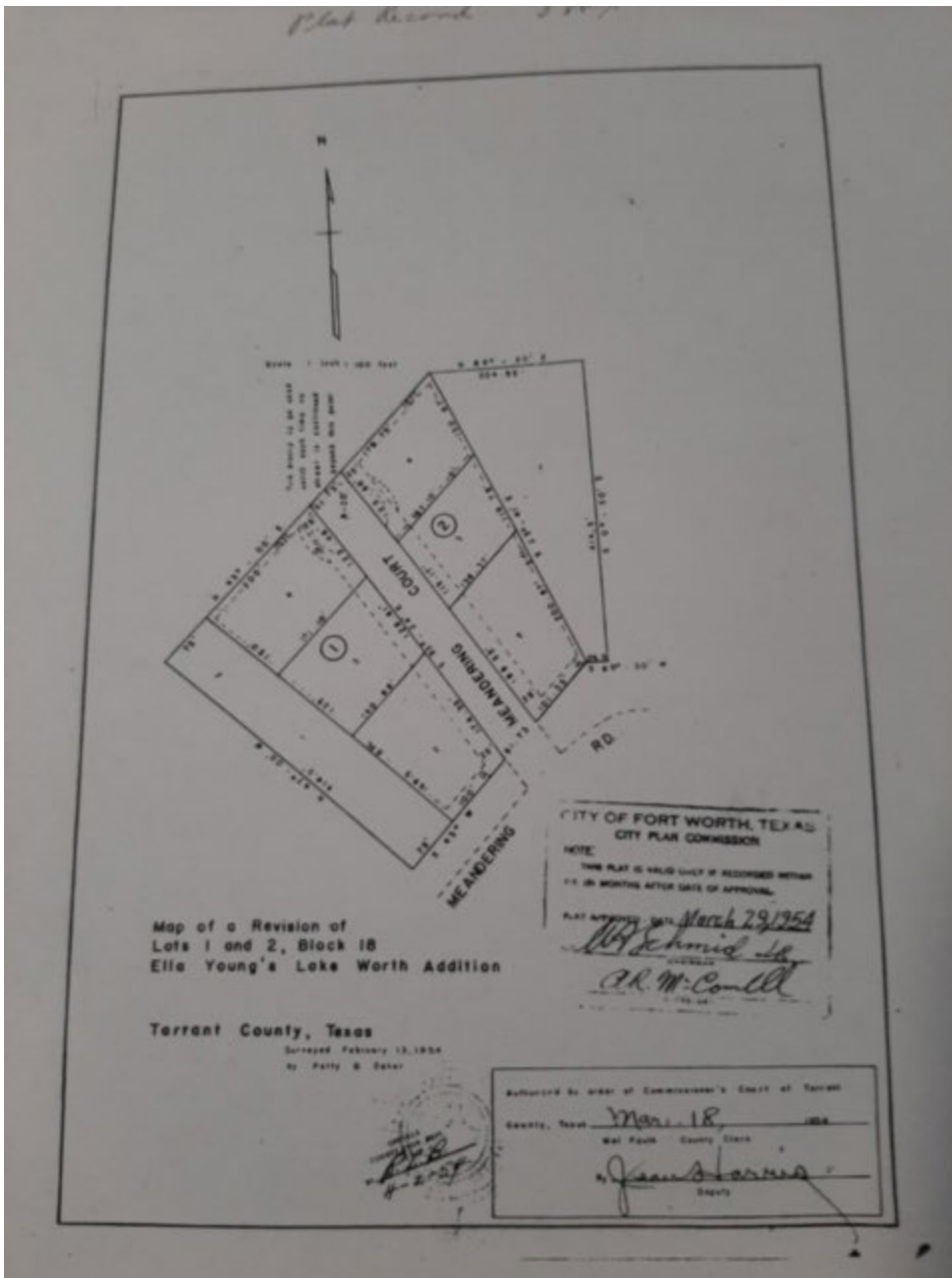
**From:** [MICHAEL SMITH](#)  
**To:** [Norman Craven](#)  
**Subject:** Fence @ 4109 Meandering ct.  
**Date:** Thursday, February 18, 2021 1:13:52 PM

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Mr Craven  
3rd Email another picture

Sent from my iPhone

>





# TOWN OF LAKESIDE

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LAKESIDE, TX 76108  
[www.lakesidetexas.us](http://www.lakesidetexas.us)  
[lakeside@lakesidetexas.us](mailto:lakeside@lakesidetexas.us)



## NOTICE OF PUBLIC HEARING

February 22, 2021

Spencer Clark  
4104 Meanderling Ct  
Lakeside, TX 76135

The Town of Lakeside Board of Adjustment will hold a virtual public hearing on Thursday March 11, 2021 at 7:30 p.m. **via telephonic / videoconference, for considering the following items.** **Telephonic number for the meeting is 346-248-7799, Meeting ID 684-217-3328 Passcode: 3NF3EN, or via URL link:**

**<https://us02web.zoom.us/j/6842173328?pwd=Y2ZiVk1rUVNPaUIxQ2dQNkh4VkNGUT09>**

to consider a special exception to Ordinance 312 Section 151.028 (G) (3); "No screening or fence shall be elected, 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 in height". 4109 Meandering Ct, lot 3 block 1 of Ella Young-Lake Worth Addition.

Questions can be directed to Norman Craven, Town Administrator at 817-230-4181

Norman Craven  
Town Administrator



# TOWN OF LAKESIDE

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[lakeside@lakesidetexas.us](mailto:lakeside@lakesidetexas.us)



## NOTICE OF PUBLIC HEARING

February 22, 2021

Johnny Shumate  
4105 Meanderling Ct  
Lakeside, TX 76135

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Norman Craven  
Town Administrator



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## NOTICE OF PUBLIC HEARING

February 22, 2021

Michael Smith  
4109 Meanderling Ct  
Lakeside, TX 76135

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## NOTICE OF PUBLIC HEARING

February 22, 2021

James Semmens  
4112 Meanderling Ct  
Lakeside, TX 76135

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Norman Craven  
Town Administrator





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## NOTICE OF PUBLIC HEARING

February 22, 2021

Sylvia Williams  
4113 Meanderling Ct  
Lakeside, TX 76135

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## NOTICE OF PUBLIC HEARING

March 11, 2021

The Town of Lakeside Board of Adjustment will hold a virtual public hearing on Thursday March 11, 2021 at 7:30 p.m. ***via telephonic / videoconference, for considering the following items. Telephonic number for the meeting is 346-248-7799, Meeting ID 684-217-3328 Passcode: 3NF3EN, or via URL link:***

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