



**LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS  
TOWN COUNCIL MEETING  
FEBRUARY 8, 2024 7:00 P.M.**

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**REGULAR SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

**B. VISITOR/CITIZENS FORUM:** Pursuant to Texas Government code 551.007 (adopted in 2019): A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item. A person who addresses the Council concerning an agenda item, including a Public Hearing, must limit his/her remarks to the specific subject matter being considered by the Council under that agenda item.

**C. PUBLIC HEARING** – A public hearing is scheduled to provide an opportunity for citizen comment on the critical water emergency.

**D. PUBLIC HEARING** – A public hearing is scheduled to provide an opportunity for citizen comment on a proposed zoning change to property described as All that certain 19.94 acre tract or parcel of land situated in the B. Shahan Survey, Abstract Number 1169, County of Denton, State of Texas, said tract being part of a called 19.95 acre tract as described in deed to Lakewood Bridge LLC, recorded 04 October 2016, and recorded in instrument number 124527 of the Deed Records of said Denton County Texas, Single-Family Residential – District 6 zoning to Planned Development – PD

**E. CONSENT AGENDA:** All the items on the Consent Agenda are considered to be self-explanatory and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests an item be removed from the Consent Agenda.

1. Minutes of January 11, 2024 (Ruth)
2. Ordinance Calling a General Election for May 4, 2024 (Ruth)

**F. REGULAR AGENDA:**

1. Consideration of Zoning for Northshore Phase II (Ruth)
2. Consideration of Authorization of Mayor to Begin Eminent Domain Process for North Lakewood Village Drive (Vargus)
3. Consideration of Ratification of Lift Station Reallocation (Vargus)
4. Discussion of Town Capital Improvement Projects (Vargus)
5. Discussion of Rocky Point & Last Resorts Improvement (Vargus)
6. Discussion of Remote Read Pilot Program (Vargus/Bushong)

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7. Discussion of South Oak Phase III Status (Vargus)
8. Discussion of New Town Hall (Ruth)

**G. EXECUTIVE SESSION:** – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development, zoning standards, and eminent domain; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore, The Villas; and
3. § 551.071, Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Hydro Resources Mid-Continent, Inc
4. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas.

**H. RECONVENE:** Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

**I. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 5:30 p.m. on Monday, February 5, 2024.

  
Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary



The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development), 418.183 (Homeland Security)

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more board members of the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.