REGULAR SESSION – AGENDA

Call to Order and Announce a Quorum is Present

A. PLEDGE TO THE FLAG: Mayor Schnittker

B. VISITOR/CITIZENS FORUM: At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

C. CONSENT AGENDA:
   1. Minutes of December 12, 2013 Council Meeting
   2. Minutes of February 11, 2014 Council Meeting
   3. Minutes of March 17, 2014 Council Meeting
   4. Certification of Unopposed Candidates
   5. Ordinance Cancelling the May 2014 Election and Declaring Winners
   6. Resolution Designating of the Denton Record Chronicle as the Official Newspaper

D. PUBLIC HEARING: In compliance with Section 213.003 Local Government Code, a public hearing is scheduled on the proposed comprehensive plan to provide an opportunity for citizen comment.

E. REGULAR AGENDA:
   1. Consideration of Change Order for Lakecrest Fire Hydrant/Water Main Project
   2. Discussion of Economic Development Incentive Concurrent with Concrete Road Project
   3. Consideration of Relocation of Mailboxes from Hillside Drive
   4. Consideration of Authorizing Mayor Pro-Tem Vargus to direct Southwest Securities in the Soliciting Bids for Financing Related to the Certificates of Obligation
   5. Consideration of Proposed Comprehensive Plan
   6. Consideration of Council Meeting Schedule for May and June 2014

F. EXECUTIVE SESSION: Recess into executive session in compliance with Section 551.071, Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Harry Bizios; and Section 551.071(2) 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 regarding professional services agreement.; and Section 551.072 Deliberations about Real Property: LandPlan

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

H. COUNCIL AND STAFF COMMENTS: Comments may be made by Council or Staff. No formal action may be taken on these items at this meeting.

I. ADJOURNMENT

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 5:00 p.m. on Friday, March 21, 2014.

Linda Asbell, Town Secretary
LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

DECEMBER 12, 2013

Council Members:

Mike Schnittker, Mayor
Dr. Mark Vargus, Mayor Pro-Tem
Ken Guthrie
Clint Bushong
Carl Menckhoff, M.D. – arrived at 8:37
Dave Getka

Town Staff:

Linda Asbell, Town Secretary

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Schnittker called the Town Council to order at 7:00 p.m. on Thursday, December 12, 2013, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:  

(Agenda Item A)

Mayor Schnittker led the Pledge of Allegiance

VISITOR/CITIZENS FORUM:

(Agenda Item B)

Mitch Mathis, Community Waste Disposal, stated that they are a solid waste removal company and they would like an opportunity to provide a bid for services as the Town’s contract expires in December 2014. Mr. Mathis talked about CWD’s environmentally friendly business and the services they offer.

REGULAR AGENDA:

(Agenda Item C)

Ad Valorem Tax Collection Report  

(Agenda Item C.1)

Tax Attorney Mark Burroughs stated that he represents 23 taxing entities and assist in collecting delinquent taxes. Lakewood Village has an excellent collection rate and 100% of property taxes have been paid as of today. Mr. Burroughs stated that tax collection is unusual in that they have
their own set of procedures and laws to follow and reviewed his professional history. Mayor Pro-Tem Vargus asked about tax collection of Public Improvement District and whether or not Mr. Burroughs would be responsible for enforcement of the delinquent taxes. Mr. Burroughs stated that he most likely would be responsible but that would be dependent upon the wording of the ordinance creating the PID. There was some discussion about the collections of delinquencies when multiple entities are owed. There was some discussion on the common characteristics of delinquent tax customers.

**Presentation of Audit Findings for 2012-2013; Wayne Nabors, Nabors CPA**

Mr. Wayne Nabors reviewed the audit of Fiscal Year 2013. Mr. Nabors reported that General Fund increased this year by nearly $71,000 with an ending fund balance of $345,977. Mr. Nabors reported that the town has a current ratio of 302:1 based on current assets and current liabilities. Mr. Nabors reported that there were no findings and only four adjustments that had to be made. Mr. Nabors stated that this is a very good report and a good audit. There was some discussion on the auditing and reporting of the Municipal Development District. There was some discussion about the auditing and reporting of the Economic Development District. Councilman Getka thanked Mr. Nabors for stepping in and assisting the town after incident with the previous auditor. Mayor Pro-Tem Vargus reviewed the 6-year audited financial history report that he distributed.

**Consideration of Animal Control Contract**

Mr. Bob Matthews of All American Dogs introduced himself. Mr. Matthews reviewed the history of his company which provides both animal control and code enforcement services to 17 municipalities in the area. Mr. Matthews reported that his response time is 30 minutes or less and has an adoption rate of over 90%. There was some discussion on the definition of “no-kill shelter”. Mr. Matthews stated they have the highest adoption rate in the five county area. Mr. Matthews reported that the SPCA recommends a $7.50/capita/month spend ratio for animal control. Mr. Matthews reported that providing ala cart services is not a sustainable business model and he offers service for an annual fee based on population. He reviewed the typical process for an animal call. There was some discussion about the adoption process. Town Secretary, Linda Asbell, reported on the history of animal control calls in Town.

**Consideration of Roof Pitch and Front-Facing Garage Variance Request for 725 Highridge**

(Agenda Item C.4)
Mr. Bob Wilcox requested a variance for a home he would like to build on the southwest corner of Woodcrest and Highridge. Mr. Wilcox would like a variance for roof pitch and for a front facing garage. There was some discussion about the roofing materials that would be used. Mayor Schnitker stated that this would be an asset to the town and the placement of the garage is consistent with the homes in the area. There was some discussion on whether to approve the variance based on the submission of a concept drawing as opposed to a site plan.

MOTION: Councilman Getka made a motion to approve the variance for roof pitch of 1/12 and a garage facing Woodcrest for 725 Highridge. The motion died for lack of a second.

Council discussed requiring a site plan prior to formal approval of the variance. Council stated to Mr. Wilcox that they support the front-facing garage and roof pitch but they would require a site plan to approve the variance.

Consideration of Setback Variance Request for 470 Peninsula for Pool and Arbor (Agenda Item C.5)

Mr. Lindley of 470 Peninsula stated that he owns a very small lot and he would like to build a pool and arbor that encroaches somewhat on the side setback requirements. Mayor Pro-Tem Vargus stated that Mr. Lindley must get a permit from the United States Army Corps of Engineers in order to build because it is below the flood plain. There was some discussion about rear set-backs and side set-backs. Mayor Pro-Tem Vargus stated that he would not support a variance on side set-back because he does not see a hardship. Mr. Lindley stated that he could make the arbor area smaller however that would impact the usability of the living area. There was some discussion on the impact of allowing a variance on a side. Councilman Guthrie stated that there is no hardship in this case. Councilman Getka stated that the hardship is the width of the lot. There was some discussion about the requirement for a non-residential structure to comply with set-back requirements. There was some discussion about whether or not a variance can be granted in a situation where the property owner is able to comply with the requirements of the ordinance.

MOTION: Councilman Getka made a motion to approve the variance request. Councilman Getka withdrew his motion.

There was some discussion about the hardship aspect of the request and the requirements of the ordinance regarding approval of variance requests.

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Menckhoff the Council voted two (2) “ayes”, (Councilman Getka and Councilman Menckhoff), and three (3) “nays”, (Councilman Guthrie, Councilman
Bushong, and Mayor Pro Tem-Vargus), to approve the variance for 470 Peninsula as presented. *The motion failed.*

**Discussion on Concrete Road Design, Freese and Nichols** *(Agenda Item C.6)*

Jeff Payne, Town Engineer, introduced Dan Prendergast, and Marc Miller of Freese and Nichols.

Mr. Prendergast reviewed the project proposal and roadway rehabilitation design. There was some discussion on the possible benefit of bidding as a base bid/alternate bid or as a cost-per-street bid. Mr. Prendergast reviewed the anticipated design/bid/construction schedule. There was some discussion about the soil in Lakewood Village being Eagle Ford Shale and the requirement for more specialized road base to ensure the road does not fail. There was some discussion on coordinating roadwork with the installation of a new water main on Lakecrest. There was some discussion about Freese and Nichols being responsible for providing inspection services during the construction of the roads. There was some discussion on the design of the road and the longevity of the edges of the road with the extended road base versus the curbed roads. There was some discussion about the finish of the road and road noise.

**Discussion of Road Financing** *(Agenda Item C.7)*

Mayor Pro-Tem Vargus reviewed his proposed street phasing and the anticipated costs associated. Councilman Getka proposed considering paving the major thoroughfare roads first and then paving the primarily residential roads in Phase II. There was some discussion on the cost/benefit of the choices for the road selections in each phase. There was some discussion about the financing of debt, spending of some reserve funds, and a limited property tax increase. Council discussed financing and the option to pay off the loan early. Mayor Pro-Tem Vargus stated that the earliest pay-off option is 5 years.

**Discussion of Capital Improvement Projects** *(Agenda Item C.8)*

Mayor Pro-Tem Vargus reviewed the capital improvements and the plan for new fire hydrants and water main on Lakecrest for $84,000. There was some discussion about bidding requirements for a new waterline on Lakecrest Drive. Mayor Pro-Tem Vargus reviewed the capital improvement projects and clarified that council has already approved the expected expenses for each of those projects.

**Consideration of Wastewater Maintenance**
Projects (Agenda Item C.9)

Mayor Schnittker reported that this project is required for correction of TCEQ noted violations and recommendations for repair. There was some discussion on the possibility of the TCEQ requiring engineering on the repairs.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Councilman Bushong the Council voted five (5) “ayes” and no (0) “nays” to approve the bid from Patterson Professional Services for rehabilitation work on the sewer plant. The motion carried.

Update on the Status of the Utility Billing Software (Agenda Item C.10)

Councilman Guthrie stated that Rocky Point water system has been running in parallel for the last 30 days on both the old billing system and the new MuniBilling system. Councilman Guthrie stated that with this new billing cycle the MuniBilling system bills will be verified, and if correct, they will be mailed to customers. E-billing and credit card payments will also be verified. There was some discussion about the e-billing option. Councilman Guthrie reviewed the status of the Lakewood Village database conversion. Councilman Guthrie stated that as long as no unexpected problems come up he expects to bring a contract for council approval at the January council meeting.

Consideration of November 14, 2013 Council Minutes (Agenda Item C.11)

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Getka the Council voted four (4) “ayes” and no (0) “nays” to approve the minutes as presented. The motion carried.

EXECUTIVE SESSION: (Agenda Item D)

At 7:51 p.m. Mayor Schnittker recessed into executive session in compliance with Section 551.087: to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
Mayor Schnittker reconvened into the special session at 8:30 p.m.

No action taken

Town Secretary, Linda Asbell, announced that the next concealed handgun class will be held on January 25, 2014 at Town Hall

Town Secretary, Linda Asbell reported that the City of Fate will be holding a council meeting on December 16, 2013 at 6:00 p.m. Several consultants will be attending the meeting to provide education on Public Improvement Districts. Any one interested in learning more about PIDs is welcome to attend.

MOTION: Upon a motion made by Councilman Menckhoff and seconded by Councilman Guthrie the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 10:10 p.m. on Thursday, December 14, 2013. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 24th day of March 2014.

APPROVED

Mike Schnittker
MAYOR

ATTEST:

Linda Asbell, TRMC
TOWN SECRETARY
LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

FEBRUARY 11, 2014

Council Members:

Mike Schnittker, Mayor
Dr. Mark Vargus, Mayor Pro-Tem
Ken Guthrie
Clint Bushong
Carl Menckhoff, M.D.
Dave Getka

Town Staff:

Linda Asbell, TRMC, Town Secretary
W. Andy Messer, Town Attorney

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Schnittker called the Town Council to order at 7:04 p.m. on Tuesday, February 11, 2014, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:  (Agenda Item A)

Mayor Schnittker led the pledge of allegiance

VISITOR/CITIZENS FORUM:  (Agenda Item B)

Janie Newsome, 765 Highridge, stated that she is here supporting Mr. and Mrs. Schoknecht of 720 Highridge. Mrs. Newsome stated that she loves Lakewood Village and is unhappy with the look of the property at 650 Highridge. Mrs. Newsome stated that a friend came to visit her and make a comment that the town looks bad because of the property at 650 Highridge. Mrs. Newsome stated that someone from her church made a comment about how bad the property looks. Mrs. Newsome requested that a survey be distributed to find out what residents want.

Gary Newsome, 765 Highridge, stated that he has a great respect for the town council. Mr. Newsome stated that one of the best things that that council does is planning and he appreciates the job the council is doing. Mr. Newsome stated that the property at 650 Highridge is a problem for the whole town. Mr. Newsome stated that he does not believe the concrete work at that property represents industry standard. Mr. Newsome recommends the town establish a standard
for the final appearance of flatwork. Mr. Newsome stated that at various times there are 16 vehicles parked in front of the house. He stated that as a realtor he is qualified to judge property values and he believes that this property has affected the values of neighboring properties. Mr. Newsome suggested the town look at the possibility of hiring a code enforcement officer. Mayor Schnittker asked Mr. Newsome to make recommendations for what could be changed. Mayor Pro-Tem Vargus stated that the problem is finding a way to write an ordinance to regulate the issues the complaints are addressing. Mr. Newsome stated that the standards he is referring to are both construction and appearance. Mr. Newsome stated that he would like the town to hire a code enforcement officer. Mayor Schnittker stated that all the vehicles currently parked on the property are legally registered. Mayor Schnittker requested recommendations for ordinance changes that will correct this situation. Mr. Newsome reiterated his recommendation that a code enforcement officer be hired so neighbors do not have to police their neighbors. Mr. Newsome stated that this property is an eyesore but he does appreciate the council and the job they each are doing.

Bill Schoknecht, 720 Highridge, stated that he is the next door neighbor to 650 Highridge. Mr. Schoknecht stated that the drainage culvert at 650 Highridge was installed too high and impedes drainage. Mr. Schoknecht stated that several building projects have been performed without a permit and were done improperly. He stated that the addition in the back of the house was finished properly but the front of the house was not constructed properly. Mr. Schoknecht stated that his property values are going down due to this property. Mr. Schoknecht stated that vehicles on the property are unlicensed and should be considered a violation of the Junked Vehicle Ordinance. Mr. Schoknecht reported on a number of trash violations that have only recently been corrected. Mayor Pro-Tem Vargus explained that if stucco was installed improperly and without a permit that the owner would be required to provide a notarized letter acknowledging the work was done without a permit and releasing the town from liability. Mr. Schoknecht stated that going forward he wants the property owner to keep the property clean and install a visual barrier. Mr. Schoknecht stated that the property is an eyesore and an invitation to vandalism. Town Attorney Messer provided an example of what would be considered a public nuisance. Attorney Messer stated that although the neighbors are frustrated by this property, the complaints mentioned do not constitute a nuisance and the town would not have the authority to enforce aesthetic determinations against a property. Attorney Messer invited Mr. Schoknecht to contact him to clarify the town’s authority.

Jane Schoknecht, 720 Highridge, stated that she has lived in Lakewood Village for over 40 years. Mrs. Schoknecht stated that she has gotten very involved in the Little Elm community events and would like to get involved in the Lakewood Village events. Mrs. Schoknecht stated that her friends are commenting that the property next to her is an eyesore. She reported that the property remodel has not been completed property. She reported on the trash around the property. Mrs. Schoknecht reported on the trees that were removed from the property.
1. Acceptance of resignations of Carl Menckhoff, M.D., and Mike Schnittker, from the Board of the Municipal Development District

2. Acceptance of resignations of Clint Bushong, Carolyn Coleman, Dave Getka, and Mary Begis from the Board of the Economic Development Corporation

3. Ordinance Calling and Election for May 2014

4. Minutes of December 12, 2013 Council Meeting

Town Secretary, Linda Asbell, requested the December Council Minutes be removed from the consent agenda and be considered at the March council meeting.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Guthrie the Council voted five (5) “ayes” and no (0) “nays” to approve the consent agenda items 1, 2, and 3 as presented. The motion carried.

REGULAR AGENDA:

Update on Status of Concrete Road Project, Freese & Nichols

Mr. Dan Prendergast of Freese & Nichols reviewed the current calendar for the bid, award, and construction of the new roads. Mr. Prendergast stated that the only change has been an increase of sodding from two-feet to five-feet. There was some discussion about staging needs for construction which would lower costs. The contractor will pay for inspections and Freese & Nichols will verify inspections and results.

Consideration of Variance of driveway, masonry, and garage size requirement for Property R44518 on Easy Street

Mr. Richard Stevens, 141 Cottonwood Lane, Little Elm. Mr. Stevens stated that he has purchased a property on Easy Street and is requesting variances for building his home on that property. Mr. Stevens stated that he appreciates that the council has reached out in the extra territorial jurisdiction to assist with cleaning up the area. He reviewed the location of the property. Mr. Stevens requested permission to use Hardy board instead of brick or masonry. He provided pictures of the surrounding properties and indicated that hardy board will fit in with the neighborhood and would be an improvement to the area. Mr. Stevens requested a variance to allow for a smaller garage size, and permission to install a gravel driveway rather than a concrete driveway. Council discussed the variances requested. There was some discussion on the length
and construction of the driveway. There was discussion about requiring a base and a defining edge to contain the gravel.

**MOTION:** Upon a motion made by Councilman Menckhoff and seconded by Councilman Getka the Council voted five (5) “ayes” and no (0) “nays” to approve the variance requests for R44518 with the stipulation that the driveway has a base and a clean edge barrier. *The motion carried.*

Councilman Guthrie – stated that the council has not received a building permit or plans and historically has not approved variances without an application for a permit.

**Consideration of Proposal for Lakecrest Fire Hydrant Installation Project**

Mayor Pro-Tem Vargus reviewed the proposal and the email from Attorney Messer stating that the project deals with life/health/safety and does not require going out to bid. Mayor Pro-Tem Vargus stated that $84,000 was approved in the budget and the bid is for $87,700. The project agreement requires the construction be completed by May 1st or a 5% penalty will be imposed. Mayor Schnittker stated that he would like to see a plan for the proposed work. Mayor Pro-Tem Vargus reviewed the location of fire hydrants in the original section of Town and the need for additional hydrants which will also require a larger water main to support the hydrants.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Councilman Guthrie the Council voted five (5) “ayes” and no (0) “nays” to approve the Lakecrest Fire Hydrant Installation Project. *The motion carried.*

**Consider all matters incident and related to authorizing appropriate personnel and consultants to proceed with arrangements and the preparation of documents for the issuance and sale of certificates of obligation and resolving other matters incident and related thereto, including the adoption of Resolution No. 14-01 pertaining thereto.**

Andrew Freedman with Southwest Securities stated that this is the first time the Town has issued debt and reviewed the process of issuing bonds. Mr. Freedman stated that now is a very good time to issue bonds since the interest rates are new historic lows. Mr. Freedman reviewed the proposed timetable for the sale of bonds. The sale of the bonds will be a private placement with a fixed interest rate. There was some discussion on the structure of the payments.
Bob Dransfield addressed the most common structure for bond payments. Mr. Dransfield explained that the action council takes tonight does not affect the structure of payments as that will be outlined in the bond documents.

There was some discussion about the entities and process involved in selling bonds. Andrew Freedman and Mark McLiney are with Southwest Securities and act as financial advisors to structure the transactions, interact with the financial market. Their fiduciary responsibility is to the town. Cory Admire and Bob Dransfield are with Norton Rose Fulbright and act as Bond Counsel to draft the legal documents, process the documents, interact with the attorney general’s office and ensure all legal documents are accurate. Mr. Dransfield and Ms. Admire stated that they have completed preliminary work to obtain preliminary approval from the Attorney General’s office. Mr. Dransfield stated that obtaining this approval is a significant achievement for municipalities that have never issued bonds before.

There was some discussion about the approximate $35,000 fees involved. There was some discussion on the total amount of the bonds to be issued. Mayor Pro-Tem Vargus reviewed the revised estimates from the engineer for the costs of the road improvements which is $1,571,000. Council discussed the possibility of issuing $1,700,000 in bonds to cover the possible construction costs.

**MOTION:** Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Bushong the Council voted five (5) “ayes” and no (0) “nays” to approve Resolution 14-01 and authorize personnel and consultants to proceed with all arrangements for the issuance and sale of certificates of obligation. *The motion carried.*

Consider all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of Resolution No. 14-02 pertaining thereto. (Agenda Item D.5)

This item was discussed concurrently with Agenda Item D.4.

**MOTION:** Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Getka the Council voted five (5) “ayes” and no (0) “nays” to approve Resolution 14-02 authorizing the publication of notice of intention to issue certificates of obligation. *The motion carried.*
Consideration of Contract with MuniBilling for Utility Billing Software Licensing (Agenda Item D.6)

Councilman Guthrie reviewed the capabilities of the MuniBilling system and the tests Lakewood Village has performed for utility billing functions. Councilman Guthrie stated that all concerns/issues have been resolved by either MuniBilling or Revo (the company providing merchant services). Mayor Pro-Tem Vargus reported that Councilman Guthrie has not only tested the utility billing functions but he has also facilitated the financial reporting and credit card processing functions. Councilman Guthrie stated that he has been working on this project since last October. Councilman Guthrie reviewed the contract terms and the examples of reports and bills provided. Councilman Guthrie recommended that council approve the pricing contract and agreement.

MOTION: Upon a motion made by Councilman Guthrie and seconded by Mayor Pro-Tem Vargus the Council voted five (5) “ayes” and no (0) “nays” to approve the Contract with MuniBilling for Utility Billing Software Licensing. The motion carried.

Councilman Getka thanked Councilman Guthrie for all the time he has dedicated to this project. Councilman Getka stated that Councilman Guthrie’s willingness to work on this project has saved the Town a good amount of money.

Discussion of Status of Hydro-pneumatic Tank Project (Agenda Item D.7)

There was some discussion on the delay and the possibilities of imposing a penalty on the company constructing the tank for missing the delivery date by one month. There was some discussion about the lack of notification received from the company constructing the tank of the delay.

Consideration of Interlocal Agreement with Denton County for Election Services (Agenda Item D.8)

Town Secretary Linda Asbell reviewed the changes in the terms of the contract from the contract provided last year. Town Secretary Asbell reported that the county is now refusing to lease election equipment if the entity is not participating in the joint election. Town Secretary Asbell reviewed the possible cost impact.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Guthrie the Council voted five (5) “ayes” and no (0) “nays” to approve the
Interlocal Agreement with Denton County for Election Services. *The motion carried.*

COUNCIL AND STAFF COMMENTS: *(Agenda Item E)*

Mayor Schnittker reported that the March council meeting is scheduled during spring break and should be rescheduled.

ADJOURNMENT *(Agenda Item F)*

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Menckhoff the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 9:48 p.m. on Tuesday, February 11, 2014. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 24th day of March 2014.

APPROVED

____________________________________
Mike Schnittker
MAYOR

ATTEST:

____________________________________
Linda Asbell, TRMC
TOWN SECRETARY
LAKEWOOD VILLAGE TOWN COUNCIL
COUNCIL MEETING
MARCH 17, 2014

Council Members:
Mike Schnittker, Mayor - ABSENT
Dr. Mark Vargus, Mayor Pro-Tem
Ken Guthrie
Clint Bushong
Carl Menckhoff, M.D. - ABSENT
Dave Getka

Town Staff:
Linda Asbell, TRMC, Town Secretary
W. Andy Messer, Town Attorney

SPECIAL SESSION - 5:30 P.M.

With a quorum of the Council Members present, Mayor Pro-Tem Vargus called the Town Council to order at 5:30 p.m. on Monday, March 17, 2014, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG: (Agenda Item A)
Mayor Pro-Tem Vargus led the pledge of allegiance

EXECUTIVE SESSION: (Agenda Item B)
At 5:31 p.m. Mayor Pro-Tem Vargus recessed into executive session in compliance with Section 551.071, Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village vs. Alan Hoffmann (Alan Hoffmann Company) and Harry Bizios.

RECONVENE: (Agenda Item C)
Mayor Pro-Tem Vargus reconvened into the special session at 6:00 p.m.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Bushong the Council voted four (4) “ayes” and no (0) “nays” to authorize Town
Attorney W. Andrew Messer to file a lawsuit against Harry Bizios on behalf of the Town of Lakewood Village. *The motion carried.*

**ADJOURNMENT**

**(Agenda Item D)**

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Mayor Pro-Tem Vargus the Council voted four (4) “ayes” and no (0) “nays” to adjourn the Special Session of the Lakewood Village Town Council at 6:01 p.m. on Monday, March 17, 2014. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 24th day of March 2014.

APPROVED

____________________________________
Mike Schnittker
MAYOR

ATTEST:

____________________________________
Linda Asbell, TRMC
TOWN SECRETARY
CERTIFICATION OF UNOPPOSED CANDIDATES
CERTIFICACIÓN DE CANDIDATOS ÚNICOS

TO: Presiding Officer of Governing Body, Mike Schnittker, Mayor
Al: Presidente de la entidad gobernante, Robert Englund, Alcalde

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on Saturday, May 10, 2014.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidates son candidates únicos para elección para un cargo en la elección que se llevará a cabo el sábado, 10 día de mayo, 2014.

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

<table>
<thead>
<tr>
<th>Offices (Cargos)</th>
<th>Candidates (Candidatos)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor (Alcalde)</td>
<td>Mike Schnittker</td>
</tr>
<tr>
<td>Councilman At-Large Place 2 (Concejales en General Place 2)</td>
<td>Carl Menckhoff, M.D.</td>
</tr>
<tr>
<td>Councilman At-Large Place 4 (Concejales en General Place 4)</td>
<td>Ken Guthrie</td>
</tr>
<tr>
<td>Councilman At-Large Place 5 (Concejales en General Place 5)</td>
<td>Clint Bushong</td>
</tr>
</tbody>
</table>

________________________________________
Signature (Firma)

Linda Asbell, TRMC
Printed name (Nombre en letra de molde)

________________________________________
Town Secretary (Secretario)
Title (Puesto)

March 10, 2014
Date of signing (Fecha de firma)
TOWN OF LAKEWOOD VILLAGE

ORDINANCE NO: 14-02

AN ORDINANCE CANCELLING THE TOWN OF LAKEWOOD VILLAGE GENERAL ELECTION CURRENTLY SCHEDULED FOR MAY 10, 2014, DECLARING UNOPPOSED CANDIDATES, AND SETTING AN EFFECTIVE DATE.

WHEREAS, a General Election is currently scheduled for Saturday, May 10, 2014 for the purpose of electing three Councilmembers, and a Mayor; and

WHEREAS, the Town Secretary has given certification in accordance with Texas Election Code, that no candidate in the general election is opposed on the ballot, EC §2.052, or by a declared write-in candidate, EC §146.052, and no proposition is to appear on the ballot; and

WHEREAS, the Election Code provides for the cancellation of an election and the declaration of the unopposed candidates as elected to office; and

WHEREAS, the Council does not desire to incur public expense by conducting an unopposed election.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS:

The General Election scheduled for Saturday, May 10, 2014 is hereby cancelled and that Ken Guthrie, Clint Bushong, Carl Menckhoff, M.D. and Mike Schnittker are declared to be elected to their respective offices with the terms to begin in the same manner as if an election had taken place.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, on this 24th day of March, 2014.

APPROVED:

____________________________________
Mike Schnittker,
Mayor

ATTEST:

____________________________________
Linda Asbell, TRMC,
Town Secretary
THE TOWN OF LAKEWOOD VILLAGE, TEXAS

RESOLUTION NO. 14-03

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, DESIGNATING THE DENTON RECORD CHRONICLE AS THE OFFICIAL TOWN NEWSPAPER.

WHEREAS, Local Government Code § 52.004 requires that a municipality shall contract with and name an official newspaper; and,

WHEREAS, The Denton Record Chronicle meets the statutory requirements of eligibility for designation as an official newspaper.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT THE DENTON RECORD CHRONICLE IS DESIGNATED THE OFFICIAL NEWSPAPER OF THE TOWN OF LAKEWOOD VILLAGE.

PASSED, APPROVED, AND RESOLVED this 24th day of March 2014.

APPROVED:

__________________________________
Mike Schnittker,
Mayor

ATTEST:

__________________________________
Linda Asbell, TRMC
Town Secretary
MEMORANDUM

TO: Town Council
CC: Linda Asbell
FROM: Dr. Mark E. Vargus, Mayor Pro-Tem
DATE: March 18, 2014
RE: Lakecrest Hydrant Project Change Order

I have been receiving frequent updates from Sam Morgan (Little Elm Services) on the Lakecrest Water Main/Hydrant project. Things are proceeding as planned, Sam is replacing approximately 200 feet per day and is on schedule.

Please see the attached diagram.

I have been evaluating the fire hydrant situation for the original part of Town. There are only four fire hydrants east of Highridge to service 2/3 of our population (192/292 properties). For comparison, there are FIVE hydrants just on Carrie Lane. Looking at the map, you will see NO fire hydrants on Parkwood, Hillside, Lakecrest, and nearly all of Peninsula. This situation does not even come close to current development standards. A fire hydrant can only be placed on a main that is 6” or greater. The good news is that despite only having Hillside and Shoreline with 6” lines we can retrofit hydrants on all streets in the future.

Sam and I have worked out a plan where, in the future, we can place hydrants on each street without having to replace the main like we are doing on Lakecrest. To accomplish this, we need to cut the road and place pipe under the intersections at Hillside and Peninsula before the new roads are constructed. The change order extends the new 6” main from Lakecrest along Peninsula under the road intersections for future hydrant installation. It also includes four new isolation valves for enhanced flexibility during repairs.

Based on an estimated maximum of 300’ of extra pipe, Sam has estimated the change order will have a cost not to exceed $12,000.

I think this is a worthwhile change to further increase fire safety. Also we need think ahead to get as many road related issues solved now BEFORE the concrete is poured. The last thing we want to be doing is sawing or tunneling under our new roads.

I look forward to your comments:

[Signature]
MEMORANDUM

TO: Town Council
FROM: Linda Asbell, Town Secretary
DATE: March 21, 2014
RE: Agenda Item E.2. - Discussion of Economic Development Incentive Concurrent with Concrete Road Project

This is a discussion only item. Mayor Pro-Tem Vargus will provide information for discussion at the meeting.
Mailbox size parameters.

- 2' x 5' package boxes (4)
- 2' x 11' (4)
- 2' x 11' (4) 5 "boxes"
- 3' x 11' (3)
The Town of Lakewood Village, Texas (the “Town”) is seeking private placement bids from financial institutions concerning the possible issuance of $1,700,000* of the Town’s Certificates of Obligation, Series 2014 (the “Certificates”), for the purposes of paying contractual obligations to be incurred for: (i) the construction of public works to wit: constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor; and (ii) professional services rendered in connection with such projects and the financing thereof.

Southwest Securities, Inc. (“SWS”), the Town’s Financial Advisor, will assist the Town in evaluating the bids. In addition, SWS will not submit a bid on the Certificates given its financial advisory relationship with the Town.

Fulbright & Jaworski LLP, a member of Norton Rose Fulbright, Dallas, Texas (“Bond Counsel”), shall provide a legal opinion concerning the legality and validity of the issuance of the Certificates and the exclusion of interest on the Certificates from gross income of the owners thereof.

The Certificates will be designated as “Qualified Tax-Exempt Obligations” for financial institutions.

The Certificates will be sold on an “All or None” basis to the lowest qualified bidder (the “Winning Bidder”) at the regular Town Council Meeting on Thursday, April 10, 2014. The Town retains the right to reject all bids.

The Town reserves the right to offer the Certificates to potential bidders that are not on the attached Distribution List.

If your institution is interested in bidding on the Certificates, please fill in the required information and submit by **12:00 Noon, Central Daylight Time; on Thursday, April 3, 2014** as shown below:

<table>
<thead>
<tr>
<th>Dr. Mark Vargus</th>
<th>Copy To: Mr. Mark McLiney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor Pro Tem, Chief Investment Officer</td>
<td>Senior Vice President</td>
</tr>
<tr>
<td>Town of Lakewood Village, Texas</td>
<td>Southwest Securities</td>
</tr>
<tr>
<td>Phone: (972) 294-5555</td>
<td>Phone: (210) 226-8677</td>
</tr>
<tr>
<td><a href="mailto:mark@lakewoodvillagetx.us">mark@lakewoodvillagetx.us</a></td>
<td><a href="mailto:mmcliney@swst.com">mmcliney@swst.com</a></td>
</tr>
</tbody>
</table>

* Preliminary, subject to change.
Summary of Proposed Terms and Conditions
March 21, 2014

RE: Bank Private Placement of up to $1,700,000* Town of Lakewood Village, Texas, Certificates of Obligation, Series 2014

The Town of Lakewood Village, Texas (the “Town”) is seeking to privately place $1,700,000* “Town of Lakewood Village, Texas, Certificates of Obligation, Series 2014” (the “Certificates”). The interest on these Certificates will be excludable from the gross income of the holders thereof pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the “Code”). The anticipated placement is to be handled as a direct purchase by the financial institution or other entity. Southwest Securities, Inc. serves as the Town’s financial advisor and will not submit a bid for the Certificates. The terms of this purchase are outlined herein.

Type:
Direct purchase of the Certificates pursuant to a competitive bid private placement.

Use of Certificate proceeds:
The Town will use proceeds of the Certificates for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor; and (ii) professional services rendered in connection with such projects and the financing thereof.

Principal Amount: $1,700,000*

Stated Maturity: February 1 in each of the years 2015 through 2024.

Interest rate: The Certificates shall bear a fixed rate of interest per maturity.

Bid: See Attached Official Bid Form

Interest Payment Dates: Interest on the Certificates shall be payable on February 1 and August 1 of each year, commencing February 1, 2015. Interest will accrue from the closing date (assuming a Tuesday, May 6, 2014 closing date, and no later than a Thursday, May 29, 2014 closing date).

Optional Redemption: The Certificates will be subject to redemption, prior to their stated maturity on or after February 1, 2019.

Security: All taxable property within the Town is subject to the assessment, levy and collection by the Town of a continuing, direct, annual ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax debt within the limits prescribed by law. The Town operates under the general laws of the State of Texas as authorized by Article XI, Section 4 of the Texas Constitution which limits the maximum tax rate to $1.50 per $100 Assessed Valuation for all Town purposes. Administratively, the Attorney General of the State of Texas will permit allocation of $1.00 of the $1.50 maximum tax rate for all general obligation debt of the Town as calculated at the time of issuance and based on 90% tax collection.

* Preliminary, subject to change.
| **Paying Agent/Registrar:** | To be determined. The Town would like the winning bidder to serve as paying agent at no annual cost or expense to the Town. |
| **Underlying Rating and Most Recent Audited Financial Reports:** | The Town currently has no debt outstanding and has no underlying bond rating from any rating agency. The Town’s audited financial statements for Fiscal Years ended September 30, 2012 and September 30, 2013 accompany this Bid Memo / Bid Form. |
| **Tax Exempt Certificates:** | The interest on the Certificates will be excludable from the gross income of the holders thereof pursuant to the provisions of the Code, subject to certain matters set forth in the Opinion of Bond Counsel. |
| **Bank Qualified** | The Certificates will be designated as “qualified tax-exempt obligations” pursuant to the provisions of Section 265 of the Code. |
| **Conditions precedent to closing:** | - Receipt of opinion from Bond Counsel stating that the Certificates constitute legal, valid, and binding obligations of the Town and with respect to the exclusion of the interest thereon from the gross income for federal income tax purposes. |
| | - Receipt of the approving opinion of the Texas Attorney General with respect to the Certificates. |
| | - Receipt of a duly authorized ordinance, adopted on April 10, 2014, or such later date as agreed to by the winning bidder and Town, by the Town Council approving the issuance of the Certificates. |
| | - Successful negotiation of documentation acceptable to winning bidder and the Town including a Purchase Agreement, in substantially the form accompanying this Summary of Proposed Terms and Conditions. |
| **Continuing Disclosure:** | Pursuant to the exceptions under Rule 15c2-12 of Federal Securities Law, the Town will not enter into a continuing disclosure undertaking with respect to the Certificates. The winning bidder will execute a Purchase Agreement with the representation that it is a sophisticated investor. |
| **Offering Document** | None |
| **CUSIP** | Available upon request |
$1,700,000*
Town of Lakewood Village, Texas
Certificates of Obligation, Series 2014

BID FORM

Please indicate proposed interest rates in the spaces provided for the Certificates:

<table>
<thead>
<tr>
<th>Maturity February 1</th>
<th>Principal Amount *</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$ 137,000</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>154,000</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>158,000</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>163,000</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>168,000</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>173,000</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>178,000</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>184,000</td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td>190,000</td>
<td></td>
</tr>
<tr>
<td>2024</td>
<td>195,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,700,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

The purchase price for the Certificates will be par value ($1,700,000*). A bidder may add a cash premium (not to exceed $1,000) to be used in the event of an interest rate tie.

Our cash premium to be used in the event of an interest rate tie is $_____________.

The Town will be responsible for all of the Town’s issuance costs. If the Town is required to pay any of the purchaser’s expenses, please provide an itemized list below:

The interest rate, as indicated above, is binding and will be the rate presented to the Lakewood Village Town Council on Thursday, April 10, 2014 for its approval. Funding is expected to occur on Tuesday, May 6, 2014.

Proposer: ____________________________________________

Contact Person: _______________________________________

Phone Number: ________________________________________

Email: _______________________________________________

Please fax or email your response by **12:00 Noon, Central Daylight Time on Thursday, April 3, 2014** as shown below:

Dr. Mark Vargus  Copy To: Mr. Mark McLiney
Mayor Pro Tem, Chief Investment Officer  Senior Vice President
Town of Lakewood Village, Texas  Southwest Securities
Phone: (972) 294-5555  Phone: (210) 226-8677
mark@lakewoodvillagetx.us  mmcliney@swst.com

* Preliminary, subject to change.
$1,700,000*
Town of Lakewood Village, Texas
Certificates of Obligation, Series 2014

DISTRIBUTION LIST

Issuer

Dr. Mark Vargus,  
Mayor Pro Tem, Chief Investment Officer  
Ms. Linda Asbell, Town Secretary  
100 Highland Drive  
Lakewood Village, Texas 75068

Phone: (972) 294-5555  
Mobile: (214) 558-6847 (Mark)  
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mark@lakewoodvillagetx.us  
linda@lakewoodvillagetx.us

Financial Advisor

Mr. Mark M. McLiney  
Mr. Andrew Friedman  
Ms. Mary Jane Dietz  
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MMcLiney@swst.com  
Andrew.Friedman@swst.com  
MJDietz@swst.com

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Ms. Jenny Hackler  
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Houston, Texas 77010

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Salt Lake City, Utah 84133

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Governmental Finance  
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Charlotte, North Carolina 28217

Phone: (704) 954-1706  
Facsimile: (704) 954-1799
MColey@BBandT.com

*Preliminary, subject to change
Bidders Contacts (Cont’d)

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Terrell, Texas 75160  

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Facsimile: (972) 723-1261  
gregjebsen@anbtx.com

Mr. Troy Pollard  
Ms. Debbie Leal  
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Phone: (214) 706-8002  
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Mr. Jeff Salavarria, Senior Vice President  
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Jeffrey.Sharp@capitalone.com  
Mary.Berg@capitalone.com

Mr. Glenn S. Forbes, Vice President  
Ms. Kara Harrell  
J.P. Morgan  
420 Throckmorton, 4th Floor  
Fort Worth, Texas 76102  

Phone: (817) 884-5024 (4629)  
Mobile: (817) 884-4220  
glenn.s.forbes@jpmorgan.com  
kara.harrell@jpmorgan.com
2014 Comprehensive Plan
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SECTION 1: INTRODUCTION

The Comprehensive Land Use Plan establishes the basis for future zoning, zoning ordinances, and development decisions by the town officials. This document is intended to be the primary guide for the Town. Additional plans adopted by the Town of Lakewood Village shall be consistent with this plan. The Town Council and other town agencies will use this plan to support the development of goals, objectives, and strategies.

1.1. PURPOSE

As a long-range guide, the comprehensive plan allows the citizens of a community to create a shared vision of what they want the community to become, as well as establish methods in which a community can effectively realize this vision.

Looking to the future, there are several issues that the Town expects to encounter that will be addressed in the comprehensive plan.

- Development of the remaining 175 acres of land.
- Extraterritorial Jurisdiction (ETJ) and associated growth.
- Infrastructure improvements and facilities expansion.
- Traffic planning.
- Evaluation and implementation of plan recommendations.

The ultimate character and quality of the Town of Lakewood Village is of the utmost importance to its citizens, especially in terms of the types of land uses that develop and the economic and social contribution of those land uses. The image of the Town is projected by the type of development for the future. These specific elements are therefore addressed in this Plan Update. Implementation mechanisms that the Town can use to put into practice the recommendations are also discussed. This 2014 Comprehensive Plan should be viewed as a continuation of Lakewood Village’s progressive, proactive planning efforts.

1.2. PLANNING AREA

The Town is uniquely situated on a peninsula of Lewisville Lake that is connected to Little Elm and Lake Dallas by Eldorado Parkway.

Topography of Lakewood Village can generally be described as rolling to sloped terrain with elevations ranging from 582 feet to 522 feet above sea level.

The high point of the town is located near the intersection of Highridge and Lakecrest Drives in close proximity to Town Hall.
Undulating slopes are generally mild with the largest slopes located along drainage basins and towards the lakes edge. With the exception of drainage areas, construction should generally be unaffected by slopes within the town.

Several natural drainage ways traverse through the town and slope towards Lewisville Lake. One of the more predominant drainage way bisects the large undeveloped land generally through the center of the property and slopes toward the lake. Several ponding areas exist along this drainage area and contain elevations ranging from 546 to 538 feet above sea level. Another significant watershed runs east of Highridge Drive towards the lake. Floodplain areas generally exist along the perimeter of the lake and along lower portions of drainage areas. Controlled conditions on Lewisville Lake by the Corp of Engineers along with established minimum floor elevations reduce the risks associated with flooding. Further prevention measures were taken by the Town with the adoption of Ordinance 11-02, Flood Prevention Guidelines.

1.3. PLAN OVERVIEW

The 2014 Comprehensive Land Use Plan provides a vision for the future of Lakewood Village and serves as a basis for future growth and planning activities that include Town policies and issues related to land use, transportation, design, parks and recreation, and infrastructure. This document evaluates past growth, including health and safety standards, to produce the best possible decisions about the community’s future.

All development related applications should be reviewed in the context of the Comprehensive Land Use Plan. Annexations, zoning cases, and development agreements in particular should work to further the ideas espoused by the plan. Cases which are not discretionary, such as site plans and plats, should also be evaluated for their conformance to the plan. Ordinance changes which are necessary to keep development projects in line with the plan should be considered.

1.4. EXISTING CONDITIONS AND FUTURE PROJECTIONS

There are many elements within a town that are important – a government body, roadways, parks, and neighborhoods are a few such elements. However, the most important aspect of a city is its citizenry. The people who live in Lakewood Village, how they live, and where they make a living are the key factors in what kind of town it is today, and what kind of town it will be in the future. This section provides an overview of various characteristics of the people who call Lakewood Village home.
Population Growth

The Town’s population is estimated to grow to between 1,650 to 2,000 people once all the remaining property is developed with the total number of homes estimated to be between 550 and 650. This assumes the average number residents per home to increase to 3.0 people per home.

It is difficult to predict when land development will occur, but for the purposes of this 2014 Comprehensive Plan it is expected that by the year 2030 that a large portion of the remaining 175 acres will be developed. It is important to continually re-evaluate assumptions to ensure that Town’s infrastructure matches the needs of its citizens as the population grows as a result of new home development in the corporate boundaries or through the annexation of land in the ETJ.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Homes</th>
<th>Occupancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>165</td>
<td>62</td>
<td>2.7</td>
</tr>
<tr>
<td>1990</td>
<td>169</td>
<td>75</td>
<td>2.3</td>
</tr>
<tr>
<td>2000</td>
<td>342</td>
<td>123</td>
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<tr>
<td>2010</td>
<td>545</td>
<td>211</td>
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<tr>
<td>*2013</td>
<td>559</td>
<td>219</td>
<td>2.6</td>
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<tr>
<td>*2015</td>
<td>585</td>
<td>225</td>
<td>2.6</td>
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<tr>
<td>**2020</td>
<td>1,125</td>
<td>375</td>
<td>3.0</td>
</tr>
<tr>
<td>**2030</td>
<td>1,500</td>
<td>500</td>
<td>3.0</td>
</tr>
</tbody>
</table>

Source: US Census Bureau (includes unoccupied homes).

* Estimated
** Projected, dependent on land development.
Average Home Values

Housing values are important to consider because they often indicate what the Town can expect its future housing stock to contribute to its tax base, as well as how the housing stock affects the Town’s aesthetic quality. For the previous 5 years, the average home values in the Town have trended approximately $75,000 above the average for the entire county. Home value information was obtained from Denton County Central Appraisal District.

The Town should consider development of homes in the $250,000 to $400,000 range to maintain strong home values in the area and to provide an even distribution of home and lot sizes to attract buyers.
SECTION 2: UTILITIES

2.1. WATER

The water plant has sufficient capacity per TCEQ guidelines upon the installation of the larger size hydropneumatic tank. However, the citizens of Lakewood Village strain the system during the summer months with the irrigation of landscaping. The adoption of a water management plan was a good first step. Looking ahead, a Water Master Plan (WMP) should be adopted to thoroughly document the current capacity and outline a capital improvement plan to expand the plant in stages to ensure the current demands are met and to define expectations when future land developed. Additionally, steps should be taken to promote water conservation through the use of low flow water fixtures and efficient landscape irrigation.

[Graph: Lakewood Village Water Usage]

- **Projected at Build Out**
- **Existing Connections**
2.2. WASTEWATER

The wastewater treatment plant has more than enough capacity for the existing infrastructure with sufficient capacity to accommodate a partial development of the remaining 175 acres. The location provides sufficient space to more than double the processing capability providing for an opportunity to expand the planned coverage area of the corporate boundaries into the ETJ. A Wastewater Master Plan should be adopted to thoroughly document the capacity and outline a capital improvement plan to expand the plant as required to meet future demands.

In addition to expansion considerations, the treatment plant should be thoroughly inspected to identify preventive maintenance items to ensure efficient and reliable operation and compliance with TCEQ requirements.

Alternatives to discharging 100% of the treated wastewater to Lewisville Lake should be considered. The use of reclaimed water for the purposes of landscape irrigation is a good way to offset the demands placed on the potable water system while conserving the ground water supply.

2.3. IMPLEMENTATION - WATER

2.3.1. Adoption of a Water Master Plan

Evaluate the current infrastructure and determine the future demands and identify additional sources of water to ensure a safe and plentiful supply as the population grows. Target adoption: third quarter 2014.

2.3.2. Corporate Boundaries - Installation of New Hydropneumatic Tank

Complete the installation of a larger hydropneumatic (pressure) tank. Target completion: first quarter 2014.

2.3.3. Fire Hydrants along Lakecrest Drive

Complete installation of a larger water main and fire hydrants along Lakecrest Dr. Target completion: second quarter 2014.

2.3.4. Fire Hydrants along Hillside, Peninsula and Park Wood Drives

Add additional fire hydrants to improve fire protection measures along Hillside, Peninsula and Park Wood Drives. Target completion: first quarter 2015.

2.3.5. Utility Billing Software

Updated utility account management software was launched in first quarter of 2014.

2.3.6. Emergency Power for Water Plant

TCEQ requires emergency backup power for water the plant once the Town reaches 250 connections. Develop a plan and allocate funding in the budget.
2.3.7. Screening Standards

Establish minimum screening requirements for the water plant, wastewater plant and wastewater lift stations that promote the identity of the Town.

2.3.8. Notification of Utility Outage

Implement an automated system that will provide notification to the Town’s contracted services in the event of an equipment failure.

2.3.9. Rocky Point (ETJ) - Installation of Repurposed Hydropneumatic Tank

Relocate the hydropneumatic (pressure) tank located in the corporate boundaries to Rocky Point upon the completed installation of the larger tank. Target completion: third quarter 2014.

2.3.10. Rocky Point (ETJ) – Installation of Larger Storage Tank

Evaluate the possibility of relocating one of the fiberglass tanks currently used for storage in the corporate boundaries to Rocky Point to increase storage capacity.

2.4. IMPLEMENTATION - WASTEWATER

2.4.1. Adoption of a Wastewater Master Plan

Evaluate the current infrastructure and determine the future demands on the system as the population grows.

2.4.2. Corporate Boundaries - Cleanout, Blast & Paint Wastewater Plant

Allocate preventive maintenance funds in the budget and create an implementation plan.

2.4.3. Corporate Boundaries – Reclaimed Water

Evaluate the possibility of relocating one of the fiberglass tanks currently used for storage in the corporate boundaries to the wastewater treatment plant to provide storage of reclaimed water for purpose of irrigating public spaces.
SECTION 3: LAND USE

3.1. CONCEPT

This section of the Comprehensive Land Use Plan serves as the basis by which the Town of Lakewood Village will make all land use decisions. The Plan is used as a guide in determining where various zoning districts are placed on individual tracts of land. These decisions affect every stakeholder in the community: home based businesses, home-owners, government officials, even travelers and visitors. The entire Comprehensive Land Use Plan should be referenced when making any decisions about land use, not just one fragment of the plan.

3.2. EXISTING LAND USE CONDITIONS

Residential lots in the Town are divided into three groups based on density and district. The low density category has been expanded to better illustrate how developed lot sizes are distributed in the corporate boundaries.

<table>
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<th>Residential Lot Size</th>
<th>% of Platted Lots</th>
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<tr>
<td>Medium Density</td>
<td>≤ 1/4 Acre</td>
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<td>Low Density</td>
<td>1/4 → 1/2 Acre</td>
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<tr>
<td>Low Density</td>
<td>1/2 → 3/4 Acre</td>
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<tr>
<td>Low Density</td>
<td>3/4 → 1 Acre</td>
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<tr>
<td>Estate Density</td>
<td>≥ 1 Acre</td>
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3.3. LAND USE CATEGORIES

Natural/Open Space Sector
These areas are the least intensive and should be protected and preserved in their natural condition as much as possible. These areas include natural areas, creek corridors, prairies, floodplains, and public spaces.

Care should be given when projects are presented that are adjacent to open space and natural areas.

Residential Sector
These areas include residential development of estate, low and medium densities. As shown in the table above, the Town’s residential development is heavily weighted with plats of 1/2 acre or less and 1 acre or larger. The Plan shall guide in the development of attractive, inclusive and cohesive residential neighborhoods that offer a mix of opportunities and expand the use of lot sizes in the 1/2 to 1 acre size.

Non Residential Sector
No acreage is currently allocated for retail purposes. Neighboring communities such as Little Elm, Lake Dallas and Frisco currently meet the retail needs of residents on the peninsula.

Retail space may benefit the Town in the generation of revenue from property and sales tax. However, several considerations need to be evaluated prior to allowing undeveloped property in the corporate boundaries and ETJ to be potentially used for commercial purposes such as economic analysis, impact to traffic, off street parking, utility services and locations adjacent to residential properties.

3.4. IMPLEMENTATION

3.4.1. Zoning Ordinance

3.4.2. Subdivision Ordinance

3.4.3. Corporate Boundaries
Evaluate potential development opportunities that add to the diversification of residential land use.

3.4.4. Corporate Boundaries and ETJ
Evaluate the need for a Code Enforcement Officer to ensure compliance to the adopted ordinances.

3.4.5. ETJ Utilities
Evaluate opportunities to provide utility services to persons interested in developing property within the ETJ. As needed, acquire land for utility infrastructure.
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
SECTION 4: TRANSPORTATION

4.1. PURPOSE

The transportation section of the 2014 Comprehensive Land Use Plan is a guide to supplement the Thoroughfare Design Standards and to implement the provisions of the Subdivision Ordinance in an orderly, safe, healthy and uniform manner and to put in place safeguards that will promote consistency with long range development plans within corporate boundaries and in the ETJ.

Roadway segments in the Lakewood Village corporate boundaries and ETJ are classified as major arterial 4-lane undivided and 2-way residential undivided streets. Eldorado Parkway, the existing major arterial roadway connects Lakewood Village to I35E, US 380 via FM 720 and SH 121 via FM 423.

4.2. TRAFFIC IMPACT ANALYSIS

Traffic is expected to steadily increase along Eldorado Pkwy as the growth in Little Elm and Oak Point continues and commuters utilize the Lake Lewisville Toll Bridge. The 2014 NTTA System Traffic and Revenue Estimates report is forecasting 4,172,300 transactions on the Lake Lewisville Bridge this year. The Town and ETJ are insulated from commuter traffic on residential streets as a result of the only single major artery bisecting the peninsula. However, it is important to anticipate and plan for safe ingress and egress to and from Eldorado Pkwy as commuter traffic increases.

4.3. COMMUNITY ENTRY FEATURES

Entry features, landmarks and or other streetscape elements add interest, prestige and beauty to a town. An updated entrance to the town should improve the functionality as well as promoting image of the town to the current residents and perspective home buyers.

4.4. USPS MAIL BOXES

The Town has two cluster locations for USPS mail delivery, the first is on Hillside Dr. and the second is on Highridge Dr. The current locations are inherently dangerous since residents are required to park in the roadway to retrieve mail.

In an effort to promote public safety, consideration should be made to consolidate both sites to a single location that is well lit and most importantly provides off street parking for safe access.
4.5. ROADWAY IMPROVEMENT PROJECTS

Commonly, roadway infrastructure develops with the land. However, it is important to the image of the Town and the citizens that the existing roads are maintained and reconstructed to the standards in the Subdivision Ordinance.

4.6. IMPLEMENTATION

4.6.1. Corporate Boundaries – Districts 1 and 2 (Phase 1)

Procure financing and complete bid process for reconstruction of Lakecrest, Hillside, Peninsula, Parkwood and Shoreline Drives. Target completion: fourth quarter of 2014.

4.6.2. Corporate Boundaries – Districts 3 and 5 (Phase 2)

Prepare a bid package for submittal upon payoff of the phase 1 construction loan.

4.6.3. Traffic Impact Analysis

Perform a Traffic Impact Analysis and determine the traffic volume on Eldorado Pkwy that triggers the need for traffic light(s) at the entrance to the Town, Rocky Point and/or Sunrise Bay.

4.6.4. Town Entrance

Establish minimum requirements for an entrance that promotes the identity of the Town of Lakewood Village.

4.6.5. USPS Mail Delivery

Develop minimum standards for cluster mailboxes and identify a centralized location.

4.6.6. ETJ

Evaluate the condition of existing roadways and develop a strategy for reconditioning.
4.7. THOROUGHFARE PLAN

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Legend
- Corporate Boundaries
- ETJ
- Type C2U Existing
- Type C2U Proposed
- Phase 1 Reconstruction
- Phase 2 Reconstruction
SECTION 5: PARKS AND RECREATION

Parks, open space and trails are an important aspect of a community’s quality of life. They offer recreational opportunities, preserve wildlife and contribute to preservation of a rural atmosphere for Lakewood Village. The existence of large floodplain areas along Lewisville Lake and its coves provide an opportunity to create a community-wide open space park and trail system. Flood plains are hazardous areas for development and often represent the most diverse natural areas with trees, water and wildlife corridors.

This is an area of the Town’s planning that is very weak. In October of 2003, the Town took steps to research the current and future needs of the citizens and to develop a long term parks plan by establishing an Economic Develop Corporation (EDC). The immediate focus of the EDC was to upgrade the amenities at the playground located next to Town hall, but unfortunately due to budget constraints as a result of infrastructure repairs the Town has not been able to allocate funds for the proposal presented to the Council. Recently, the Town Council has requested the EDC to refocus their effort by developing a high level vision for the Town’s currently reserved park land and land that is shown on the Future Land Use Map.

5.1. PARK LAND RESERVATION

The National Recreation and Park Association (NRPA) standards are 10 acres of parks per 1000 population. The playground at Town hall and the undeveloped Witt Park currently account for 1 acre of park land dedication. The Town is well behind the NRPA standard with 1 acre per 600 residents.

Local Government code does allow the Town to expand its corporate boundaries through annexation unless a property owner imitates a request via the prescribed petition process. Therefore, the best option available to the Town is to require future developments of the remaining 175 acres to dedicate park land in an amount proportional to the NRPA standards. This can be achieved with zoning regulations.

5.2. SUMMARY OF EXISTING PARKS AND TOWN-OWNED PARK LAND

Playground at Town Hall

The playground located next to Town Hall provides for a nice gathering area for community events such as National Night Out, Halloween Hay Ride, pictures with Santa and Easter egg hunts. However, the playground lacks many amenities of a traditional park that would increase its appeal and functionality such as park benches, picnic tables, trash receptacles and the lack of mature trees to provide shade during the summer months. Additionally, the only available parking is at Town hall which is extremely limited.

Witt Park near the Wastewater Treatment Plant

The Town owns land adjacent to the wastewater treatment plant that has been reserved for future use as a park. The land is unusable as a park in its current state.
5.3. IMPLEMENTATION

5.3.1. Parks and Open Space Master Plan

Develop and adopt a Parks, Trails and Open Space Master Plan that meets the needs of the citizens and integrates with plans adopted by surrounding communities.

5.3.2. Access

Improve bicycle, pedestrian, and vehicular access to and from neighborhood parks.

5.3.3. Amenities

Expand upon the amenities in each park and improve the overall quality of the parks.

5.3.4. Monuments

Establish minimum requirements for monuments that identify parks, open spaces and pedestrian tail heads.

5.3.5. Physical and Visual Connection to the Lake

Provide physical and visual connection to the lake. The lake is a valuable resource for the Town and should be protected and celebrated as a major and unique component of the character and marketability of the Town.

5.3.6. Interconnected

Become part of a larger open space network (i.e., adjacent community trails, etc.).

5.4. PARKS, TRAILS AND OPEN SPACE MAP

This section reserved for future use.
SECTION 6: FUNDING MECHANISMS

6.1. IMPACT FEES

Impact fees can be described as fees charged to new development based on that development’s proportionate impact on the infrastructure system. The primary advantage to having this funding source is that it provides cities with the increased ability to plan and construct capital facilities so that the needed infrastructure system capacity is available when the market warrants. Also, because impact fees deal with a system of improvements, a more level playing field is established due to associated service unit equivalencies for specific land uses that are established as part of the system. If they are not implemented, new capital facilities will likely be financed through sales taxes, utility rates, and possibly a future ad valorem tax, which are paid by existing as well as future residents. With impact fees, the development community is responsible for paying its fair share of the cost of growth and the impact of that growth on local infrastructure systems.

However, while impact fees provide financing help for cities, they may also increase the cost of development. As most costs associated with development are “passed through” to the consumer, it can be argued that impact fees increase the cost of housing or deter economic development. Additional arguments have been made that impact fees promote development outside the town limits and shift growth away from cities that have adopted impact fees.

It is recommended that Lakewood Village evaluate the concept of impact fees to provide for new infrastructure needs, such as water, wastewater, or storm water, streets, etc. It should be noted that numerous other cities in the Metroplex have adopted impact fees, and more closely Corinth, Little Elm, Frisco, and Lewisville. Enabling legislation for impact fees is codified under Chapter 395 of the Texas local Government Codes.
Attached is a draft calendar for the next several months, prepared by Clint Bushong. Our timeline is particularly important as we have several issues that have very specific newspaper publishing, public hearing, and mailing deadlines. These dates cannot be changed without some difficulties and in those cases they may require additional postings and our different procedures.

In addition we are going to be considering several LONG overdue total rewrites of our zoning, subdivisions, and building ordinances. These ordinances are necessarily large to accomplish the desired Town objectives and at the same time insuring compliance with all of the legal requirements enacted by the legislature. For example, the draft zoning ordinance Clint has written is 92 pages long.

The objective for these ordinances is to have a “discussion only” at one meeting where changes can be debated and changes debated. Following the meeting, changes in the draft will be incorporated and the document re-circulated. At the subsequent meeting in two weeks, the ordinance would be subject to consideration, with any additional hopefully minor changes.

I think that it is more efficient to operate this way with a compartmentalized approach rather than a series of long exhausting monthly meetings. I’m not sure people will remember issues with the ordinance from a month earlier. Plus, these ordinances are so large and complex that I do not want to edit them and pass them on the fly. We have a lot of things coming up that are historically transformational for the town, I am afraid we cannot effectively discuss these things in marathon sessions.

I look forward to your comments;
### Proposed Schedule with Noteworthy Dates

#### APRIL

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- **April 10**: Council Meeting
  - Award Construction Contract

- **April 12**: Attorney Review Complete
  - Incorporate red lines.

- **April 21**: Public Notice of Zoning Change
  - Newspaper publication.
  - Notifications postmarked.
  - Draft Zoning & Subdivision Ordinances distributed to Council
  - Draft Zoning Ordinance placed in binder for public review.

#### MAY

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- **May 8**: Council Meeting
  - Public Hearing – Zoning; 17 days following notices.
  - Council discussion of Zoning & Subdivision; **DISCUSSION ONLY**.

- **May 22**: Council Meeting
  - Final discussion of Zoning & Subdivision; put to **VOTE** 31 days following notice.
  - Swear in council members.

#### JUNE

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- **June 12**: Council Meeting
  - Discussion of draft residential and building ordinances; **CONSIDERATION**.
  - Cap X discussion

- **June 26**: Council Meeting
  - Budget discussions
  - Road financing tax rates

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April 10**: Council Meeting
- Award Construction Contract