



**LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS  
TOWN COUNCIL MEETING  
JANUARY 11, 2024 7:00 P.M.**

---

**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 a proposed zoning change to property described as Denton CAD Property ID 636539, being an approximate 0.1640 acre tract of land in Denton County, Texas, legally described as A0339A C.C. Dickson, Tr 2A(1), 0.164 Acres; Denton CAD Property ID 183763, being an approximate 14.9108 acre tract of land in Denton County, Texas, legally described as A0339A C.C. Dickson, Tr 2A, 14.9108 Acres; Denton CAD Property ID 44330, being an approximate 0.8100 acre tract of land in Denton County, Texas, legally described as A0339A C.C. Dickson, Tr 3, .81 Acres, Old DCAD Tr #3; Denton CAD Property ID 123076, being an approximate 0.2800 tract of land in Denton County, Texas, legally described as A1044A Wm H. Pea, Tr 5, .28 Acres; Denton CAD Property ID 45584, being an approximate 3.7490 acre tract of land in Denton County, Texas, legally described as A0750A Wm Loftin, Tr 3, 3.749 Acres; Denton CAD Property ID 133261, being an approximate 52.8130 acre tract of land in Denton County, Texas, legally described as A0750A Wm Loftin, Tr 4A, 52.813 Acres; Denton CAD Property ID 133254, being an approximate 0.5880 acre tract of land in Denton County, Texas, legally described as A1169A B.C. Shahan, Tr 45D, .588 Acres, Old DCAD Tr #3C(4); and Denton CAD Property ID 45675, being an approximate 4.7000 acre tract of land in Denton County, Texas, legally described as A1169A B.C. Shahan, Tr 46, 4.7 Acres, Old DCAD Tr #3B; to change the zoning from a Planned Development – PD3 –to Planned Development – PD5.

**D. PUBLIC HEARING** – A public hearing is scheduled on the reauthorization of building permit fees to provide an opportunity for citizen comment as required by HB1922 (2023).

**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.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR AGENDA  
JANUARY 11, 2024**

**Page 2 of 3**

1. First Amendment to the Development Agreement for the Enclave & Arbors (Ruth)
2. Consideration of Zoning for The Enclave and The Arbors at Lakewood Village (Ruth)
3. Minutes of November 9, 2023 (Ruth)
4. Reauthorization of Building Permit Fees as required by HB1922 (Vargus)
5. Professional Services Agreement with Skorburg for Northshore Phase II (Ruth)
6. Authorization of Mayor to Execute the Green Space and Sidewalk Extension Transfer of Ownership with Corson & Cramer Development for The Enclave & Arbors (Ruth)

**F. REGULAR AGENDA:**

1. Presentation of the Fiscal Year 2021-2022 Financial Audit Report, Mr. Wayne Nabors, Nabors CPA Services (Vargus)
2. Presentation of the Investment Report for the First Quarter of Fiscal Year 2023-2024 (Vargus)
3. Consideration of Development Agreement for Northshore Phase II (Ruth)
4. Discussion of Water/Wastewater Capital Improvement Projects (Vargus)
5. Consideration of The Villas Preliminary Plat Submittal (Ruth)
6. Consideration of Contract with JBI for Supplemental Engineering Services (Ruth)
7. Discussion of Winterization of Utility System (Vargus)
8. Discussion of Green Meadow Drive (Vargus)

**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.
5. § 551.074 Texas Government Code to wit: personal matters regarding the evaluation of Town Administrator/Town Secretary

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

**I. ADJOURNMENT**

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR AGENDA  
JANUARY 11, 2024**

**Page 3 of 3**

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, January 8, 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.