

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

AUGUST 31, 2023

Council Members:

Dr. Mark Vargus, Mayor
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette
Eric Farage

Town Staff:

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary

SPECIAL SESSION - 6:30 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 6:30 p.m. on Thursday, August 31, 2023, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:

(Agenda Item A)

Mayor Vargus led the Pledge of Allegiance.

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one requested to speak.

Prior to the public hearings Mayor Vargus explained the development process and the place zoning ordinance takes in the development process timeline.

PUBLIC HEARING:

(Agenda Item C)

A public hearing was held 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,

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
AUGUST 31, 2023**

Page 2

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 – PD2 –to Planned Development – PD3.

Sandra Viscuso, 316 Hillside Drive, Lakewood Village, requested clarification on the current zoning and what the new ordinance will change. Mayor Vargus

George Beach, 5026 Cardinal Ct, Little Elm stated that they purchased their home because they wanted to be surrounded by larger lots and homes.

Mayor Vargus explained the development negotiations that have taken place over the previous two and one-half years.

Susan Bryant requested clarification on the timeline of the development. Councilman Bushong explained the timeline is, for the most part, controlled by the landowner.

Mayor Vargus explained the widening of Eldorado Parkway and the coordination with the developers. Councilman Bushong explained the non-contiguous nature of town corporate limits on the north side of Eldorado Parkway.

Susan Bryant requested information about the stoplight to be installed at the new Lakewood Village entrance. Mayor Vargus explained the number of turn lanes and the timing of the light to minimize the impact of through traffic on Eldorado.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 6:49 p.m. *The motion carried.*

PUBLIC HEARING:

(Agenda Item D)

A public hearing was held to provide an opportunity for citizen comment on a proposed zoning change to property described as Parcel 1: Denton CAD Property ID 45679, being an approximate

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
AUGUST 31, 2023**

Page 3

19.0230 acre tract of land in Denton County, Texas, legally described as A1169A B.C. Shahan, Tr 45, 19.023 acres, Old DCAD Tr #3C; Parcel 2; Denton CAD Property ID 133249, being an approximate 19.1390 acre tract of land in Denton County, Texas, legally described as A1169A B.C. Shahan, Tr 45A, 19.139 acres, Old DCAD Tr #3C(1; to change the zoning from a Single-Family Residential – District 6 zoning to Planned Development – PD.

Kevin Harrell with Skorburg introduced himself and his company. He expressed excitement about getting going with the project.

Susan Bryant, 5026 Cardinal Ct., Little Elm asked if municipal sewer is going to be made available to residents on Cardinal Ct. Mayor Vargus reported on the areas of corporate town limits that will have sewer service. Ms. Bryant asked about annexation. Councilman Bushong explained the limits of annexation.

Sandra Viscuso, asked about the water capacity. Mayor Vargus stated the new well will have enough volume to sufficiently provide water to the current residents, new developments, and the school.

There was some discussion about the traffic study requirements and the portions of Eldorado Parkway that are controlled by the county.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 6:58 p.m. *The motion carried.*

REGULAR AGENDA:

(Agenda Item E.

**Consideration of Zoning for The Enclave and
The Arbors at Lakewood Village (Vargus)**

(Agenda Item E.1)

Mayor Vargus and Larry Corson reported there have been no changes to the development standards since they were discussed and approved within the development agreement.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to approve the zoning ordinance for Planned Development 3 for The Enclave and The Arbors. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
AUGUST 31, 2023**

Page 4

**Consideration of Zoning for by Northshore
(Vargus)**

(Agenda Item E.2)

Kevin Harrell with Skorgburg stated they will be closing on the property tomorrow September 1st and they are eager to get started with the development.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to approve the zoning ordinance for Planned Development 4 for The Northshore. *The motion carried.*

**Consideration of Contract with AUC Group
for Portions of the Wastewater Treatment
Plant Expansion (Vargus)**

(Agenda Item E.3)

Town Engineers send out bids for the project. AUC Group contract was the apparent winner of the bid. Mayor Vargus reviewed the contract and the approximate cost of \$1,700,000. Mayor Vargus reported the town will serve as the “general contractor” which will save the town approximately \$2,000,000. Mayor Vargus reported that AUC will construct the components of the wastewater plant offsite and will bring in the individual components to set them in place. Mayor Vargus reported that he made a design change to increase the size of the clarifier. The expected completion date will be the end of 2024.

MOTION: Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to approve the contract with AUC Group for portions of the wastewater treatment plant expansion. *The motion carried.*

ADJOURNMENT

(Agenda Item F)

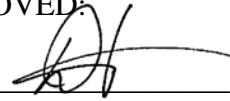
MOTION: Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem Special Meeting of the Lakewood Village Town Council at 7:06 p.m. on Thursday, August 31, 2023. The motion carried.

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
AUGUST 31, 2023**

Page 5

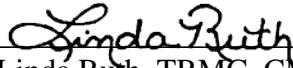
These minutes were approved by the Lakewood Village Town Council on the 12th day of October 2023.

APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

