



## *Mayor's Letter*

November 16, 2020

**A HISTORICAL DAY.** At tonight's Trustee's meeting of the Little Elm Independent School District the Board unanimously approved the developer agreement between LEISD, the Town of Lakewood Village and Sam Hill Ventures (SHV). Under the terms of the agreement, this triggers the immediate annexation of the triangle property at the front of the Town. **This is an unbelievable historical accomplishment for our Town.** This means that all of the south side of Eldorado will be under our control, subject to our zoning and land use restrictions. As many of you know, Lakewood Village is a very unique town. One of the crazy things about LWV is that our entire town is located on one side of a street, but because Garza/Eldorado Lane moved when it was rebuilt in 2008, a gap was created at our entrance. Until today, the county had authority over our entrance - which means no zoning. This means the area in front of LWV could be a landfill, a used car lot, 5000 apartments, or even a huge wastewater plant (like the one on the other side of the toll bridge in Lake Dallas). Not anymore. After years of hard work and negotiations, we finally have control over our "front door". We will never have to drive through junk to get to our homes, and our section of Eldorado will continue to look clean, quiet, and residential.

**ELDORADO UPDATE.** As part of the annexation, we will take control of the section of Eldorado Parkway adjacent to the property. Since it will be a LWV road, we have the sole authority to put in turn lanes, construct a new entryway, and most importantly install a traffic light. We have been preparing for this for over a year. At our **March 2019** Council meeting we approved a traffic study and tasked engineers Kimley-Horn to determine the best location for our town entrance. After evaluating several options, they recommended abandoning our current entrance and moving it to the east, off of the curve in Eldorado. At our **November 2019** Council meeting we amended our Thoroughfare Plan and officially adopted their recommendation, requiring that any new development's roads would be legally required to conform to the new location. In **April 2020**, the Town Council approved the rezoning of the Sam Hill property showing the new entrance location and the new Lakewood Village Drive. In **August 2020**, the Town Council approved a developer agreement with Sam Hill Ventures, where SHV would donate land for our new entrance and **pay for the construction of the Eldorado/Lakewood Village Drive intersection, right-turn lanes on Eldorado, construction of a double waterfall entrance feature, and a traffic signal.** Also, in August, the Town Council approved a contract for the design of the water fall features.

**In September 2020**, The Town Council requested that Kimley-Horn traffic engineers perform a warrant analysis to determine if we meet the Federal and State requirements to legally install a signal light on Eldorado. Legally, a municipality in Texas cannot install a traffic signal unless a licensed traffic engineer certifies that the intersection meets one of the nine criteria (warrants) defined in *The Manual on Uniform Traffic Control Devices for Streets and Highways*. At our November 12th meeting, we received the engineers report, which states that the Town meets several of the criteria, and a traffic signal may be installed. The new entrance will be constructed by SHV when they break ground, hopefully in late Spring 2021 (when our Phase-2 concrete road project will be completed).

**ROAD UPDATE.** Work is continuing on Meadowlake, Highridge, and Carrie. Paving on Highridge should resume the week after Thanksgiving, with Carrie following in early December. None of the roads have been accepted by the Town. No matter what it looks like, Stowe and Woodcrest have not been walked and officially completed, **they are still active construction zones.** Do not put anything in the right-of-way until I inform you that the road has been inspected, the punch list completed, and the engineers have formally recommended acceptance.

**Today our town changed forever. We control our destiny. Its now up to us to fulfill our vision for the future. We're moving forward. There's never been a better time to be in Lakewood Village.**

Dr. Mark E. Vargus  
Mayor

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