



**LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS  
TOWN COUNCIL MEETING  
DECEMBER 9, 2021 7:00 P.M.**

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**REGULAR SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

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

**C. PUBLIC HEARING** –A public hearing is scheduled to receive a report, hold a discussion, conduct public hearing on an Ordinance annexing property, as requested by the owner, presently located within the extraterritorial jurisdiction of Lakewood Village, Texas; providing for amending of the Official Town Map; providing for municipal services; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the Lakewood Village, Texas; and providing for other matters related thereto for the following property of 0.0057 acres of Denton County Parcel 205956, Lot 1 of Cardinal Ridge Estates.

**D. PUBLIC HEARING** –A public hearing is scheduled to receive a report, hold a discussion, conduct public hearing on an Ordinance annexing property, as requested by the owner, presently located within the extraterritorial jurisdiction of Lakewood Village, Texas; providing for amending of the Official Town Map; providing for municipal services; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the Lakewood Village, Texas; and providing for other matters related thereto for the following property of lots 55 through 67 and 94 of Rocky Shore, and subdivision to Denton County, Texas, according to the amended plat thereof recorded in Volume 2, page 172 of the Plat Records of Denton County.

**E. REGULAR AGENDA:**

1. Consideration of Ordinance annexing approximately 0.0057 acres of Denton County Parcel 205956, Lot 1 of Cardinal Ridge Estates (Vargus)
2. Consideration of Ordinance annexing lots 55 through 67 and 94 of Rocky Shore (Vargus)
3. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto. (Vargus)
4. Consideration of Resolution to Vote for a Candidate for the Denton Central Appraisal District Board of Directors (Vargus)
5. Consideration of Amendment of Contract with Republic Waste Services (Vargus)
6. Consideration of Amendment of Consolidated Fee Ordinance (Vargus)

**LAKEWOOD VILLAGE TOWN COUNCIL  
SPECIAL AGENDA  
DECEMBER 9, 2021**

**Page 2 of 2**

7. Consideration of Variance Request for Front Yard Gate at 820 Carrie Lane (Ruth)

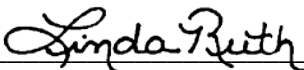
**F. EXECUTIVE SESSION:** – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

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 and zoning standards; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Lakewood Village Partners; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Lakewood Village Partners.

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

**H. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 5:15 p.m. on Friday, December 6, 2021.



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.

**TOWN OF LAKEWOOD VILLAGE, TEXAS  
ORDINANCE NO. 2021-XX**

**THE SANCTUARY PROPERTY C-3 ANNEXATION**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, TO WIT: BEING AN APPROXIMATELY 0.0057 ACRE TRACT OF LAND, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS LOCATED IN CARDINAL RIDGE ESTATES, LOT 1, ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL TOWN MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lakewood Village is a municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas (the “Town”); and

**WHEREAS**, following receipt of a request in the form of a Voluntary Annexation Petition from each owner (the “Owners”) of the Property (defined below) requesting annexation, public hearings were conducted in accordance with Section 43.0673 of the Texas Local Government Code, on November 17, 2021, and December 9, 2021, in the Lakewood Village Town Hall located at 100 Highridge Drive in the Town of Lakewood Village, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

**WHEREAS**, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

**WHEREAS**, the notice of the December 9, 2021 public hearings was published in The Denton Record Chronicle, a newspaper of general circulation within the Town of Lakewood Village, Texas, on the 27th day of November 2021, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

**WHEREAS**, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the Town’s internet website;

and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has determined that the Property is located in the extraterritorial jurisdiction of the Town of Lakewood Village, Texas; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated Town or town; and

**WHEREAS**, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the Town of Lakewood Village's limits, the Town Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

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

**SECTION 1**  
**INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2**  
**OFFICIAL TOWN MAP AMENDED**

1. The official map and boundaries of the Town are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the Town.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the Town to add the territory hereby annexed as required by law.

**SECTION 3**  
**ANNEXATION OF AREA**

The Property, and any and all adjacent rights-of-way, is hereby annexed into the Town, and that the boundary limits of the Town be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the town limits of the Town, and the same shall hereafter be included within the territorial limits of the Town, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Town and they shall be bound by the acts, ordinances, resolutions, and regulations of the Town.

**SECTION 4**  
**FILING OF ORDINANCE REQUIRED**

The Town Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies.

## **SECTION 5**

### **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the Town of Lakewood Village, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the Town of Lakewood Village, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

## **SECTION 6**

### **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

## **SECTION 7**

### **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the Town Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The Town Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the Town Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

## **SECTION 8**

### **ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Lakewood Village is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the Town Council of the Town of Lakewood Village and by filing this Ordinance in the Ordinance records of the Town.

## **SECTION 9**

### **EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its date of passage.

**AND IT IS SO ORDAINED.**

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas  
this the 9th day of December, 2021.

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Dr. Mark E. Vargus  
MAYOR

**ATTESTED:**

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

**Exhibit “A”**  
**Property Legal Description and Depiction**  
**Including and any and all adjacent rights-of-way**

To be provided by CCD

The entire width and right of way of Eldorado Parkway beginning at the northeast boundary of Denton County Property ID 205956 and continuing approximately 250 feet to the southeast property boundary of Denton County Property ID 205956 which is adjacent to West Eldorado Parkway. DCAD Property ID #205956 (legal description lot 1 of Cardinal Ridge Estates.





**TOWN OF LAKEWOOD VILLAGE, TEXAS  
ORDINANCE NO. 2021-XX**

**THE SOUTHERN C-STORE C-3 ANNEXATION**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, TO WIT: BEING LOTS 55 THROUGH 67 AND 94 OF ROCKY SHORE, A SUBDIVISION TO DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 2, PAGE 172 OF THE PLAT RECORDS OF DENTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS LOCATED IN CARDINAL RIDGE ESTATES, LOT 1, ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL TOWN MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lakewood Village is a municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas (the “Town”); and

**WHEREAS**, following receipt of a request in the form of a Voluntary Annexation Petition from each owner (the “Owners”) of the Property (defined below) requesting annexation, public hearings were conducted in accordance with Section 43.0673 of the Texas Local Government Code, on December 9, 2021, in the Lakewood Village Town Hall located at 100 Highridge Drive in the Town of Lakewood Village, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

**WHEREAS**, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

**WHEREAS**, the notice of the December 9, 2021 public hearings was published in The Denton Record Chronicle, a newspaper of general circulation within the Town of Lakewood Village, Texas, on the 27th day of November 2021, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

**WHEREAS**, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the Town's internet website; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has determined that the Property is located in the extraterritorial jurisdiction of the Town of Lakewood Village, Texas; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated Town or town; and

**WHEREAS**, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the Town of Lakewood Village's limits, the Town Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

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

**SECTION 1**  
**INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2**  
**OFFICIAL TOWN MAP AMENDED**

1. The official map and boundaries of the Town are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the Town.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the Town to add the territory hereby annexed as required by law.

**SECTION 3**  
**ANNEXATION OF AREA**

The Property, and any and all adjacent rights-of-way, is hereby annexed into the Town, and that the boundary limits of the Town be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the town limits of the Town, and the same shall hereafter be included within the territorial limits of the Town, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Town and they shall be bound by the acts, ordinances, resolutions, and regulations of the Town.

**SECTION 4**

## **FILING OF ORDINANCE REQUIRED**

The Town Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies.

### **SECTION 5** **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the Town of Lakewood Village, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the Town of Lakewood Village, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

### **SECTION 6** **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

### **SECTION 7** **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the Town Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The Town Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the Town Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

### **SECTION 8** **ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Lakewood Village is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the Town Council of the Town of Lakewood Village and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 9**  
**EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its date of passage.

**AND IT IS SO ORDAINED.**

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas  
this the 9th day of December, 2021.

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Dr. Mark E. Vargus  
MAYOR

**ATTESTED:**

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

**Exhibit “A”**  
**Property Legal Description and Depiction**  
**Including and any and all adjacent rights-of-way**

To be provided by Southern C-Store



RESOLUTION NO. 21-\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas (the “Town”), has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, for the purpose of paying contractual obligations to be incurred for: (i) constructing waterworks and sewer system improvements and extensions, including the acquisition of equipment, land and rights-of-way therefor and (ii) professional services rendered in connection therewith; and

**WHEREAS**, prior to the issuance of such certificates, the Town Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the Town, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS:**

**SECTION 1:** The Town Secretary is hereby authorized and directed to cause notice to be published of the Council’s intention to issue certificates of obligation in one or more series in the principal amount not to exceed TWENTY MILLION DOLLARS (\$20,000,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing waterworks and sewer system improvements and extensions, including the acquisition of equipment, land and rights-of-way therefor and (ii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the Town’s combined waterworks and sewer system. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

**SECTION 2:** The Town Secretary shall cause the aforesaid notice to be (i) published in a newspaper of general circulation in the Town, once a week for two consecutive weeks, the date of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the Certificates and (ii) posted continuously on the Town’s website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

**SECTION 3:** It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

**SECTION 4:** This Resolution shall be in force and effect from and after its passage on the date shown below.

**PASSED AND ADOPTED** this the 9<sup>th</sup> day of December, 2021.

TOWN OF LAKEWOOD VILLAGE, TEXAS

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Dr. Mark E. Vargus  
Mayor

ATTESTED:

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary



## **EXHIBIT A**

### **TOWN OF LAKEWOOD VILLAGE, TEXAS NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION**

TAKE NOTICE that the Town Council of the Town of Lakewood Village, Texas, shall convene at 7:00 p.m. on February 10, 2022, in the Town Hall located at 100 Highridge Drive, in the Town of Lakewood Village, Texas, and, during such meeting, the Town Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed TWENTY MILLION DOLLARS (\$20,000,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing waterworks and sewer system improvements and extensions, including the acquisition of equipment, land and rights-of-way therefor and (ii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the Town's combined waterworks and sewer system. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the Town's outstanding public securities secured by and payable from ad valorem taxes is \$5,010,000; (ii) the current combined principal and interest required to pay all of the Town's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$6,691,845; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$33,132,642; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is February 1, 2052. The certificates are to be issued, and this notice is given, pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

Town Secretary  
Town of Lakewood Village, Texas

**THE TOWN OF LAKEWOOD VILLAGE, TEXAS**

**RESOLUTION NO. 21-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS FOR THE APPOINTMENT OF ONE MEMBER TO THE BOARD OF DIRECTORS OF THE DENTON CENTRAL APPRAISAL DISTRICT.**

**WHEREAS**, the Denton County Chief Appraiser has notified each taxing entity that voting is in order for filling a vacancy on this board; and

**WHEREAS**, the Denton County Chief Appraiser has notified the Town of Lakewood Village of its voting entitlement of one vote.

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

**Section 1.** The Town Council of the Town of Lakewood Village, Texas, hereby casts all of its votes for Mr. David Johnson to serve as a member of the Board of Directors of the Denton Central Appraisal District; and

**Section 2.** This resolution shall become effective from and after the date of its passage by the Town Council.

PASSED, APPROVED, AND RESOLVED this 9<sup>th</sup> day of December 2021.

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Dr. Mark E. Vargus  
Mayor

ATTESTED:

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary





551 Huffines Blvd  
Lewisville, Texas 75056  
o (469) 451-3721 c (469) 389-8045 [republicservices.com](http://republicservices.com)

December 6, 2021

Mayor Mark Vargus and Honorable Council  
Town of Lakewood Village  
100 Highridge Drive  
Lakewood Village, Texas 76058

Dear Mayor Vargus:

Republic Services would like to take this opportunity to thank the Town of Lakewood Village for allowing us to service the solid waste and recycling needs of the community.

In accordance with the Municipal Materials Management Agreement dated November 18, 2019, Section 7, *Rates for Services*, Republic Services respectfully notifies the Town of its first rate adjustment to go into effect on January 1, 2022. Residential rates will increase to \$22.04 per month at the start of the third year of the contract, while municipal facility, commercial units, and industrial units will increase by 3.53% per the Consumer Price Index (CPI) – Water, Sewer, Trash. This percentage was calculated from the percent change in the index from October 2019 to September 2020 and then October 2020 to September 2021.

We have included a detailed rate and calculation sheet for your review.

In addition to the rate sheet, we have also added Commercial Unit rates to the contract in anticipation of the Town's upcoming annexations and potential for commercial business establishments within Town limits. This language is included in the attached First Amendment to the contract.

Lastly, there is a Recycling Commodity Credit allowance in the 2019 contract. Should the value of commodities increase to levels above the costs of processing and hauling the materials, Republic Services would provide the Town with a check. However, Republic Services continues to service and process recycling for the Town of Lakewood Village at a loss.

We truly appreciate the business of Lakewood Village and look forward to a continued partnership over the course of this next year. Should you have any questions, I can be reached on my cell at (469) 389-8045 or via email at [lcollins5@republicservices.com](mailto:lcollins5@republicservices.com).

Best Regards,

*Leigh Collins*

Leigh Collins  
Manager, Municipal Sales

Enc: First Amendment to Municipal Materials Management Agreement  
2022 Rate Sheet with Calculations  
2021 Commodity Mix Calculation (CONFIDENTIAL)

## AMENDMENT TO MUNICIPAL MATERIALS MANAGEMENT AGREEMENT

This First Amendment (the "Amendment") to the Contract for is entered into as of the 1<sup>st</sup> day of January 2022 (the "Effective Date"), by and between **Allied Waste Systems, Inc. dba Republic Services of Lewisville ("Company")**, and **Town of Lakewood Village (the "Town")** (collectively referred to herein as the "Parties" and individually as a "Party").

**WHEREAS**, the Parties entered into the Municipal Material Management Agreement (hereinafter "Agreement") for certain waste removal services dated January 1, 2020.

**AND WHEREAS**, the Parties desire to amend certain terms of the Agreement which shall take effect from January 1, 2022.

**NOW, THEREFORE**, in consideration of the above premises and of the mutual covenants herein contained and other consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Parties agree as follows:

1. Except as specifically provided in this Amendment, each provision of the Agreement and previously executed amendments, if any, between the Parties remain, in full force and effect.
2. **Exhibit A-1 Solid Waste Pricing, Page 11 of the Agreement**: This Exhibit is hereby revised to read as follows:

### **EXHIBIT A-1**

#### **SOLID WASTE PRICING**

EFFECTIVE JANUARY 1, 2022

<b>RESIDENTIAL</b>		\$ 22.04
Solid Waste: 2 Carts one time per week - Recycle: 1 Cart every other week - Brush & Bulk Quarterly (February, May, August, November)	Blue Cart Green Cart	
Extra Trash Cart		\$7.54
Landfill Use Charge for Residents		\$8.49
Bio Solid Waste Removal Service		\$672.95
Clean Up - Four 30yd containers 2 x per year. Haul Rate after eight free hauls -		\$393.42
<b>INDUSTRIAL</b>		
Rate = Haul + Disposal		\$336.48/haul + \$36.24/ton disposal
Rental / Daily		\$6.47
Delivery Charge		\$138.21
Residential Rate Adjustment Pricing:		
Year 1 2020	\$20.50	
Year 2 2021	\$20.50	
Year 3 2022	\$22.04	
Year 4 2023	\$22.04	
Year 5 2024	\$23.69	
* 6 ton limit on haul rate. Any additional tons over 8 shall be charged at current landfill rates.		
* Residential Rates shall be fixed till years 3 and 5.		
* Sludge hauls within 72 hours discounted by 50 percent.		

COMMERCIAL FRONT-LOAD RATES								
PICKUPS PER WEEK								
SIZE	TYPE	1 X	2 X	3 X	4 X	5 X	6 X	EXTRA PU
2	YD	\$81.95	\$141.47	\$178.48	\$203.34	N/A	N/A	\$55.26
3	YD	\$90.99	\$161.65	\$195.23	\$260.32	N/A	N/A	\$55.26
4	YD	\$113.75	\$202.08	\$281.00	\$347.09	N/A	N/A	\$55.26
6	YD	\$136.48	\$242.50	\$337.21	\$417.71	N/A	N/A	\$55.26
8	YD	\$158.05	\$305.52	\$458.29	\$611.05	N/A	N/A	\$55.26
CASTERS		\$28.00	Set of 4/month	ERF/FRF/Admin - Not Applicable				
GATES		\$2.50	PER LIFT	DELIVERY Front Load - \$82.89				
LOCK BAR		\$8.25	MONTHLY	EXTRA YARDS - \$35.00 per cubic yard				
				DRY RUN - \$0.00				

**IN WITNESS WHEREOF**, the Parties hereto have signed these presents for the purposes herein contained the day and year stated below:

**Town of Lakewood Village**

**Allied Waste Systems, Inc. dba Republic Services of  
Lewisville**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

**TOWN OF LAKEWOOD VILLAGE  
CONSOLIDATED FEE ORDINANCE 21-05**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS,  
ESTABLISHING A CONSOLIDATED FEE ORDINANCE; PROVIDING  
FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE;  
PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY  
CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS  
ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE  
CAPTION HEREOF.**

**WHEREAS**, the Town Council of the Town of Lakewood Village ("Town Council") has investigated and determined that it would be advantageous and beneficial to the citizens of Lakewood Village to establish a consolidated fee ordinance for the citizens to determine fees with greater convenience and for the town Council to more easily amend fees as necessary; and

**WHEREAS**, the effective operation of the Town of Lakewood Village ("Town") requires the collection of fees for services the Town provides.

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

**Section 1: Findings**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein

**Section 2: Savings / Repealing Clause**

All ordinances that are in conflict with the provisions of this ordinance, and the same are hereby repealed and all other ordinances of the town not in conflict with the provisions of this ordinance shall remain in full force and effect.

Fee Ordinance 20-10 is hereby repealed in its entirety.

**Section 3: Adoption**

The Consolidated Fee Ordinance attached hereto as Exhibit A is hereby adopted as the consolidated fee ordinance for the Town.

**Section 4: Penalty Clause**

**A. Violation**

A person who knowingly violates any provision of this chapter is guilty of separate offense for each day during which the violation is continued after notification.

B. Fine

Each offense is punishable by a fine of not more than two-thousand (\$2,000) nor less than two-hundred (\$200). The minimum fine established in this paragraph shall be doubled for the second conviction of the same offense within any 24-month period and tripled for the third and subsequent convictions of the same offense within any 24-month period. At no time shall the minimum fine exceed the maximum fine established in this paragraph.

C. Legal Rights

The penal provision imposed under this Ordinance shall not preclude the Town of Lakewood Village from filing suit to enjoin the violation. The Town of Lakewood Village retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**Section 5: Severability**

A. Unconstitutional or Invalid Section

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

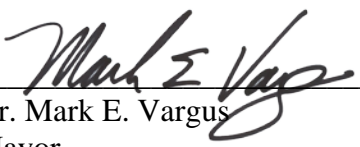
B. Independent Sections

The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

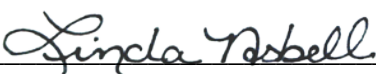
**Section 6: Effective Date**

The amendments to this Ordinance shall become effective from and after its date of passage and publication as provided by law.

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas this the 13th day of May, 2021.

  
\_\_\_\_\_  
Dr. Mark E. Vargus  
Mayor

ATTESTED:

  
\_\_\_\_\_  
Linda Asbell, TRMC, CMC  
Town Secretary





**Exhibit A**

# **CONSOLIDATED FEE ORDINANCE**

**Adopted: May 13, 2021**



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## **SECTION 1: BUILDING / CONSTRUCTION**

### **1.1. RESIDENTIAL BUILDING PERMIT**

#### **1.1.1. Scope**

Defined in the Residential Code and as amended by the Town of Lakewood Village residential new home construction permits consist of seven (7) components:

- 1) Application for Building Permit;
- 2) Structure;
- 3) Mechanical;
- 4) Electrical;
- 5) Gas (if applicable);
- 6) Plumbing; and
- 7) Concrete / Flatwork.

Add-ons such as an accessory building, irrigation, fencing, propane and/or a retaining wall may be included in the home building application if the home has not received a Certificate of Occupancy and the general contractor has requested the additional scope of work. All add-ons must be inspected and are subject to required plan reviews.

A Certificate of Occupancy will not be issued until the entire scope of the job has been completed and all required inspections have been passed by the building inspector.

#### **1.1.2. Fee Rate**

New construction fee rate is assessed on the total conditioned space, cooled and/or heated area of the dwelling.

New Home Construction	\$ 2 / sq. ft.
Remodel / Home Addition <= 1,000 sq. ft.	\$ 75 / Inspection
Remodel / Home Addition > 1,000 sq. ft.	\$ 2 / sq. ft.
Accessory Building > 250 sq. ft.	\$ 75 / Inspection

Conversion of non-conditioned space to conditioned space within 24 months of the initial CO of the dwelling will be charged a permit fee of the greater of \$2/sq. ft. or \$75 per required inspection.

#### **1.1.3. Utility Account**

All outstanding utility account balances from previous home builds must be paid in full prior to the issuance of a building permit.

Utility billing will begin upon approval of the foundation inspection.

**1.2. POOL AND/OR SPA PERMIT****1.2.1. Fee Schedule**

Pool and Spa	\$ 700
Pool Only	\$ 700
Spa Only (In-Ground)	\$ 700
Spa (Pre-Fabricated)	\$ 75 / Inspection
Pool Enclosures	\$ 150

**1.3. PROJECT PERMIT****1.3.1. Scope**

Refer to Building or Residential Code as amended by the Town of Lakewood Village for types of projects that require a permit. All projects are subject to applicable re-inspection fees as outlined in section 1.5.

**1.3.2. Fee Schedule**

Electrical	\$ 75
Plumbing	\$ 75
Water Heater Replacement	\$ 25
Mechanical	\$ 75
Outdoor A/C Unit Replacement	\$ 25
Indoor Air Handling Unit Replacement	\$ 25
Sprinkler / Irrigation	\$ 75
Property Fence / Screening Wall	\$ 25
Flatwork < 250 sq. ft.	\$ 0
Flatwork – Small Storage Unit	\$ 0
Flatwork – Driveway	\$ 100
Flatwork – All Other	\$ 100

Small storage units are less than 250 sq. ft. in size, are detached from the driveway, and will not house any automobiles or similar motor vehicles. Flatwork which connects to the driveway or that which is intended or used for ingress/egress by automobiles or similar shall be permitted as a driveway.

## 1.4. PLAN REVIEW

### 1.4.1. Fee Schedule

New Home	Included
Pool and/or Spa	Included
Remodel	\$ 75
Home Addition	\$100
Outdoor Living Space	\$ 75
Accessory Building > 250 sq. ft.	\$ 75
Generator – Backup Power	\$ 75
Irrigation – Water Front	\$75

## 1.5. RE-INSPECTIONS

### 1.5.1. Fee Schedule

Payment for a re-inspection fees shall be paid in full prior to the CO/CSI inspections for a new home and prior to the final inspection for a project.

New Home Construction	4 <sup>th</sup> and beyond = \$ 75 / Inspection CO: 2 <sup>nd</sup> and Beyond = \$75 / Inspection CSI: 2 <sup>nd</sup> and Beyond = \$50 / Inspection
Pool / Pool & Spa / In Ground Spa	2 <sup>nd</sup> and Beyond = \$ 75 / Inspection
Project w/ 5 or More Inspections	2 <sup>nd</sup> and Beyond = \$ 75 / Inspection
Project w/ 4 or Less Inspections	\$ 75 / Inspection
CO	\$75 / Inspection
CSI	\$ 25 / Inspection

## 1.6. CONTRACTOR REGISTRATION

### 1.6.1. Scope

The General Contractor (new home construction) and all licensed contractors must register with the Town of Lakewood Village before applying for permits.

### 1.6.2. Fee Schedule

General Contractors, Building	\$ 0
Electrical	\$ 0
Plumbing	\$ 0
Mechanical	\$ 0
Irrigation	\$ 0
Third Party Back-Flow Inspector	\$ 0

## 1.7. CERTIFICATE OF OCCUPANCY & CUSTOMER SERVICE INSPECTION

### 1.7.1. Scope

The fee for the CO applies to all inspections within the Town of Lakewood Village. The CSI inspection applies to all the Town's utility service areas within the Town and ETJ.

### 1.7.2. Fee Schedule

CO and CSI	\$ 100
CO Only	\$ 75
CSI Only	\$ 25

## SECTION 2: UTILITIES

### 2.1. DEPOSITS

2.1.1. Town of Lakewood Village (Corporate Boundaries) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

Deposit	\$ 300
---------	--------

2.1.2. Rocky Point (ETJ) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

Deposit	\$ 100
---------	--------

### 2.2. WATER RATES

2.2.1. Residential - Town of Lakewood Village (Corporate Boundaries)

0 → 2,000 Gallons / Month	\$ 25.00
2,001 → 20,000 Gallons / Month	\$ 4.75/1,000 gal
20,001 → 50,000 Gallons / Month	\$ 6.25/1,000 gal
> 50,000 Gallons / Month	\$ 15.00/1,000 gal

2.2.2. Commercial – Town of Lakewood Village (Corporate Boundaries)

0 → 2,000 Gallons / Month	\$ 39.00
> 2,000 Gallons / Month	\$ 6.00/1,000 gal

2.2.3. Rocky Point (ETJ)

0 → 3,000 Gallons / Month	\$ 37.00
> 3,000 Gallons / Month	\$ 8.00/1,000 gal

**2.2.4. Rocky Point (ETJ – Formally Last Resorts)**

0 → 3,000 Gallons / Month	\$ 57.00
> 3,000 Gallons / Month	\$ 4.00/1,000 gal

**2.2.5. Water Leaks at Residences**

1. Leaks in a service line from property owner's side of the meter, excluding outdoor irrigation of any kind, will be charged the average bill plus \$1.50 (inside the town limits) or \$4.00 (outside the town) per thousand gallons above the average monthly usage. This adjustment shall only apply to one leak/billing cycle in a twelve-month period.
2. An adjustment will be made upon an approved plumbing inspection of the repair(s) by the Building Inspector.
3. The basis for computing the average bill and average usage for 1 and 2 (above) shall be the preceding three months
4. The Town will be responsible for making repairs for leaks that occur within the confines of the meter box. The property owner will be responsible for payment for water consumption due to any leak on the owner's side of the meter regardless if the leak is inside the meter box.

**2.2.6. North Texas Groundwater District Fee**

The cost of the North Texas Groundwater District Fee will be computed monthly and will be charged to each water customer based on water consumption.

**2.3. SEWER RATES**

Town of Lakewood Village (Corporate Boundaries) Flat Rate / Month	\$ 45.00
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**2.4. WATER DISCONNECT / RECONNECT**

Weekdays between 8 a.m. and 5 p.m.	\$ 50.00
Weekends / Holidays / After Hours	\$ 50.00

Unauthorized resumption of service by the customer may result in meter removal and an additional fee of \$100.00 to be paid prior to the resumption of service.

**2.5. GARBAGE COLLECTION**

**2.5.1. Town of Lakewood Village (Corporate Boundaries)**

Flat Rate / Month	\$ 22.50
Additional Collection Container / Month	\$ 10.00
Franchise Fee	\$ 2.00

## **2.6. BULK TRASH**

### **2.6.1. Town of Lakewood Village (Corporate Boundaries)**

Included in Monthly Fee	\$ 0
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## **2.7. TAPS**

### **2.7.1. Water – Town of Lakewood Village (Corporate Boundaries)**

Water Tap	\$ 2,000
Meter and Set Fee	
Standard meter	\$390
¾ Inch Remote Read	\$495
1 Inch Remote Read	\$595

### **2.7.2. Water – Rocky Point (ETJ)**

Water Tap	\$ 2,000
Meter and Set Fee	
Standard meter	\$390
¾ Inch Remote Read	\$495
1 Inch Remote Read	\$595

### **2.7.3. Sewer – Town of Lakewood Village (Corporate Boundaries)**

Sewer Tap	\$ 1,550
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### SECTION 3: ZONING

#### 3.1. ZONING CHANGE APPLICATION

##### 3.1.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

#### 3.2. PLANNED DEVELOPMENT (PD)

##### 3.2.1. Fee Schedule

Administrative Review	\$ 250
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

#### 3.3. SPECIFIC USE PERMIT (SUP)

##### 3.3.1. Fee Schedule

Administrative Review	\$ 100
Professional Services	Actual Costs Incurred

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

#### 3.4. VARIANCE

##### 3.4.1. Fee Schedule

Per Request	\$ 0
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#### 3.5. ANNEXATION REQUEST

##### 3.5.1. Application Form

Submittal information shall meet the requirements of Texas Local Government Code, Chapter 43.

##### 3.5.2. Fee Schedule

Staff Review	\$ 0
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**SECTION 4: PLAT****4.1. PRELIMINARY PLAT****4.1.1. Fee Schedule**

< 100 Lots	\$ 2,500 upon submittal, plus additional actual costs incurred
≥ 100 Lots	\$ 5,000 upon submittal, plus additional actual costs incurred

**4.2. FINAL PLAT OR DEVELOPMENT PLAT****4.2.1. Fee Schedule**

< 100 Lots	\$ 1,000 upon submittal, plus additional actual costs incurred
≥ 100 Lots	\$ 2,000 upon submittal plus additional actual costs incurred

**4.3. REPLAT****4.3.1. Fee Schedule**

Administrative Review	\$ 250
Professional Services	\$1,000 upon submittal, plus additional actual costs incurred

**4.4. AMENDING PLAT****4.4.1. Fee Schedule**

Administrative Review	\$250
Professional Services	\$1,000 upon submittal, plus additional actual costs incurred

**SECTION 5: CONSTRUCTION PLANS****5.1. PLAN APPROVAL**

Prior to approval of the Final Plat, all construction plans must be approved by the Town engineers. Construction plan components include drainage plans, roadway, utility plans, and any additional required submittals.

**5.1.1. Fee Schedule**

< 100 Lots	\$ 7,000 upon submittal, plus additional actual costs incurred
≥ 100 Lots	\$ 11,000 upon submittal, plus additional actual costs incurred

**SECTION 6: GENERAL****6.1. RETURNED CHECK**

Administration	\$ 30 / Check
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**6.2. ANIMAL CONTROL**

Pet Registration	\$ 0 / Pet
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**6.3. TOWN HALL RENTAL**

\$50 per day - \$100 Deposit Required
---------------------------------------

**6.4. PEDDLER / ITINERANT VENDOR**

Application	\$ 150
License	\$ 100 / Employee

**6.5. SIGNS – RESERVED FOR FUTURE USE**

\$
----

**6.6. OPEN RECORDS REQUEST**

Fees for open records request shall be in accordance with Subchapter F of the Public Information Act, sections 552.261 through 552.275, as amended.

All information requests shall be submitted in writing to the Town of Lakewood Village, attention Town Secretary. No verbal requests shall be accepted.

Transcript Preparation Fee*	\$ 25
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\*Transcript preparation fee does not include the fee for an actual transcript of the proceedings.

## **SECTION 8: DEFINITIONS**

### **8.1. GENERAL**

Terms that are used in this Ordinance and are not specifically defined shall be given their ordinary meaning, unless the context requires or suggests otherwise. In the case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Town staff shall have the authority to assign an interpretation that is consistent with the intent and purpose of this Ordinance, or an interpretation that is consistent with previous usage or interpretation.

### **8.2. WORDS AND TERMS DEFINED**

CSI: Customer Service Inspection.

CO: Certification of Occupancy

Conditioned Space: the area devoted to the living area in a residence or dwelling and is exclusive of porches, enclosed or open breezeways or other non-living space.

ETJ: Extraterritorial Jurisdiction

## End of Exhibit A

### Adoption and Summary of Amendments

Ordinance Number	Date	Summary
21-05	May 13, 2021	<ul style="list-style-type: none"> <li>• 1.1.1 Described policy of add on jobs to an ongoing new home build</li> <li>• 1.1.3 Added section</li> <li>• 1.3.2 Lowered cost of a/c equipment replacement</li> <li>• 1.4.1 Separated home addition from remodel</li> <li>• 1.4.1 Added irrigation and generators</li> <li>• 1.4.1 Removed retaining wall</li> <li>• 1.5.1 Updated re-inspection fee schedule</li> <li>• 2.2.4 Added Last Resorts water rates</li> </ul>
20-10	August 13, 2020	<ul style="list-style-type: none"> <li>• 2.2.1 Revised Water Rates</li> <li>• 2.3.1 Revised Sewer Rates</li> <li>• 2.7 Revised Water and Sewer Tap Fees</li> </ul>
19-17	December 12, 2019	<ul style="list-style-type: none"> <li>• 2.1 Added requirement to pay final water bill to receive water deposit refund</li> <li>• 2.5 Increased Solid Waste Rates to reflect rates in 2020 Republic Services Contract</li> <li>• 4 Required initial deposit and payment of actual costs incurred</li> <li>• 5 Required initial deposit and payment of actual costs incurred</li> </ul>
19-16	November 14, 2019	<ul style="list-style-type: none"> <li>• 2.7.1 Meter and Set Fee established for different sized connections</li> </ul>
19-07	July 11, 2019	<ul style="list-style-type: none"> <li>• 7. Added Municipal Court Section</li> </ul>
18-04	September 13, 2018	<ul style="list-style-type: none"> <li>• 1 Clarified difference between projects, remodels and plan reviews</li> <li>• 1.6.2 Registration fees were \$25</li> <li>• 2.2.1 Revised water rates</li> <li>• 2.2.4 Updated leak adjustment</li> </ul>
15-09	July 9, 2015	<ul style="list-style-type: none"> <li>• Added utility fees.</li> </ul>
14-05	June 12, 2014	<ul style="list-style-type: none"> <li>• First step in consolidating fees into a single ordinance; reserved sections will require amendments to other ordinances to remove fees.</li> </ul>
11-10	May 12, 2011	REPEALED





## VARIANCE REQUEST

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillagetx.us](mailto:linda@lakewoodvillagetx.us)

### BUILDING DEPARTMENT

REVISED 10/09/2014

#### APPLICANT / OWNER

Applicant Name

Leonard McManaman

Address

830 Carrie Ln

Day Time Telephone

972 489 0073

Email

lenmac76@hotmail.com

Owner Name

Same as Applicant? ☒ Yes

Address

Day Time Telephone

Email

#### PROPERTY

Address or General Location

830 Carrie Ln

Legal Description (If Platted)

Lot 9 Block E Lakewood Village Section Five Phase 2

Lot Size

2.1

☐ Square Feet OR ☒ Acres

Zoning Classification

Residential

Existing Use of Land and/or Building(s)

Residential

#### REQUESTED VARIANCE

Variance to Section(s) of the Ordinance

Current Ordinance Requirement(s)

Requested Variance(s)

5 foot tall entry <sup>brick</sup> columns with 4ft 6" tall metal gate.





## VARIANCE REQUEST

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillagetx.us](mailto:linda@lakewoodvillagetx.us)

### BUILDING DEPARTMENT

REVISED 10/09/2014

### SUBMITTAL REQUIREMENTS

If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and the authorizing the applicant to represent the person, organization, or business that owns the property.

If not platted, a metes and bounds legal description of the property.

A written statement documenting the reason for the variance(s), including evidence that the request complies with the following criteria as required for approval of a variance.

- 1) A unique physical condition exists within or adjacent to the subject tract or structure(s) located thereon which distinguishes it from other similarly situated, and which creates an exceptional hardship, difficulty, or inequity that would result from literal enforcement of the ordinance;
- 2) The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant;
- 3) The variance is the minimum amount necessary to allow a reasonable use of the property;
- 4) The sole reason for the variance is not a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship;
- 5) The variance will not adversely affect public health or safety, and will not substantially or permanently interfere with the appropriate use of adjacent conforming property in the same district; and,
- 6) The variance will not alter the essential character of the zoning district within which the subject property is located, and is in harmony with the intent and purposes of the zoning ordinance.

Site plan, submitted on drawing sheet size 11" X 17", showing:

- 1) Scale and north arrow;
- 2) Location of site with respect to streets and adjacent properties;
- 3) Property lines and dimensions;
- 4) Location and dimensions of buildings;
- 5) Building setback distances from property lines;
- 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; and
- 7) Any other proposed features of the site which are applicable to the requested variance.

### NOTICE

To the best of my knowledge, this application and associated documents are complete and correct, and it is understood that I or another representative should be present at all public meetings concerning this application.

Applicant Signature

Date

12/05/2021





## VARIANCE REQUEST

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillagetx.us](mailto:linda@lakewoodvillagetx.us)

### BUILDING DEPARTMENT

REVISED: 10/09/2014

TOWN USE ONLY	
Received By Linda Ruth	Receipt Number N/A
Date Submitted 2021/12/06	Case Number N/A
Date Notices Mailed N/A	Date Notice Published N/A
Town Council Meeting Date 2021/12/09	
Decision	
Conditions	



