

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**OCTOBER 10, 2019**

**Council Members:**

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

**Town Staff:**

Linda Asbell, TRMC, CMC – Town Secretary  
Andy Messer, Town Attorney

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, October 10, 2019 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

**REGULAR AGENDA:**

**(Agenda Item D)**

**Consideration of Preliminary Plat –  
Sanctuary at Sunset Cove**

**(Agenda Item D.1)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to reject the plat submittal for the Sanctuary of Sunset Cove Development based on the findings of the Town Engineer (Exhibit A). *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
OCTOBER 10, 2019**

**Page 2**

**EXECUTIVE SESSION:**

**(Agenda Item B)**

At 7:03 p.m. Mayor Vargus recessed into executive session in accordance with:

- (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: subdivision regulations and platting process.
- (2) § 551.072 Texas Government Code to wit: deliberations about real property involving The Village Development and the Sanctuary of Sunset Cove Development;
- (3) § 551.087 Texas Government Code to wit: economic development negotiations involving The Village Development and the Sanctuary of Sunset Cove Development; and
- (4) §551.074 Texas Government Code to wit: Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: city engineer; and
- (5) §551.076 Texas Government Code to wit: deliberations about Security Devices.

**RECONVENE:**

**(Agenda Item C)**

Mayor Vargus reconvened the regular session at 7:40 p.m. No action was taken.

**REPORTS**

**(Agenda Item E)**

Mayor Vargus reported that Gary Newsome has arranged details for the Halloween Hayride.

Mayor Vargus reported that the Rocky Point Water System water tank is being painted.

Mayor Vargus reported that he and Town Secretary Asbell met with AT&T today about the possibility of getting fiber optic service in town.

Mayor Vargus reported on the status of the road project and updating the survey. The road designs are expected in late November.

**ADJOURNMENT**

**(Agenda Item F)**

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 7:43 p.m. on Thursday, October 10, 2019. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
OCTOBER 10, 2019**

**Page 3**

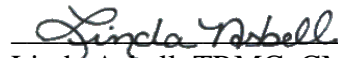
These minutes approved by the Lakewood Village Town Council on the 14th day of November 2019.

APPROVED



Darrell West  
MAYOR PRO-TEM

ATTEST:



Linda Asbell, TRMC, CMC  
TOWN SECRETARY



**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
OCTOBER 10, 2019**

**Page 4**

**EXHIBIT A**



October 9, 2019

Dr. Mark Vargus, Mayor  
Town of Lakewood Village  
100 Highridge Drive  
Lakewood Village, TX 75068

RE: Review of the Initial Submittal of the Preliminary Plat for  
The Sanctuary at Sunset Cove  
KHA No. 064487107

Dear Dr. Vargus:

We have completed our review of the initial submittal of the Preliminary Plat for the above referenced project. The Preliminary Plat was received via hand delivery for review on October 1, 2019.

There is no Development Agreement between the Town of Lakewood Village and the Developer for this project. There are no special districts (PID, TIRZ, etc.) for the project.

The property lies outside of the Town of Lakewood Village's corporate limits. A majority of the property is located within the Town's extraterritorial jurisdiction (ETJ), and a small portion of the property is located within the corporate boundary of the Town of Little Elm. The Town's sewer Certificate of Convenience and Necessity (CCN) number is 20075. The Town of Lakewood Village will own and operate all public sanitary sewer facilities in this development.

The water CCN is held by Aqua Texas Inc. Aqua Texas Inc.'s water CCN number is 13201. The water system will be owned and operated by Aqua Texas Inc.

The following comments are based on a review of the plans and maps noted above and the requirements outlined in the Town of Lakewood Village Subdivision Ordinance (Ordinance 14-13). Additional comments may be offered on future submittals after these are addressed and the preliminary plat is more complete.

A denial of the preliminary plat is recommended based on the following comments (not in any specific order):

1. Offsite wastewater facilities to be provided by the proposed development. Update utility plan to show extension of, and connection to, the Town's existing wastewater system. It will be the developer's responsibility to acquire all necessary off-site easements.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.2.E.1 & Ordinance 14-13, Section 8.2.A.3
2. Prepare a wastewater study showing the wastewater demands of the proposed development and capacities of the existing wastewater infrastructure impacted by the development.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.1.B.2.c



3. The preliminary utility plan indicates that the Town of Lakewood Village will be providing offsite water line to connect to the proposed development. Aqua Texas, Inc. is the water provider in this location. Provide a water system analysis verifying that Aqua Texas, Inc. is capable of providing adequate domestic service and fire protection.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.2.B.2.a
4. For segmented pipe, a horizontal curve for wastewater pipeline alignments must not be accomplished by bending the pipe unless the pipe joints are welded or heat-fused. Horizontal curves must be accomplished using additional manholes or joint offset. Joint offset shall not exceed 80% of the manufacturer's recommendation.  
**Ordinance/Code Reference:** 30 TAC §217.53(m)(2)
5. The maximum allowable manhole spacing for collection systems with horizontal curvature is 300 feet. A manhole must be at the point of curvature and the point of termination of a curve.  
**Ordinance/Code Reference:** 30 TAC §217.53(m)(4)
6. Each lot shall have adequate access to a street by having frontage on such a street that is not less than sixty feet (60) at the street.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.5.F.1.
7. Confirm if permits are required with U.S. Army Corps of Engineers for drainage, water, and/or wastewater infrastructure adjacent to Lewisville Lake. If applicable, provide all approved permits from U.S. Army Corps of Engineers.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.1.B.1
8. Increased storm water runoff attributable to new development shall not cause impacts to adjoining, upstream or downstream properties. Impacts are defined as an increase in runoff between pre and post development. Verify that proposed development will not increase runoff or provide control measures.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.1.B.1.d
9. Dedication lift station site to the Town of Lakewood Village.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.1.B.2.1 & 30 TAC §217.59(a)(1)
10. Change Utility Easements to wastewater easement. Easements shall be dedicated for exclusive use of wastewater facilities in the wastewater easements.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.2.A.2.e
11. Provide wastewater easement across roads/common access easements.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.2.A.2.e



12. Provide separate easements for franchise utilities.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.5.A
13. Minimum easement width shall be 15'.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.2.A.2.b
14. Typical Street section shows ROW, but plat is showing as a "Common Access Easement". Clarify and update accordingly.  
**Ordinance/Code Reference:** Preliminary Plat Checklist
15. Preliminary plat acreage does not match deed. Update accordingly.  
**Ordinance/Code Reference:** Preliminary Plat Checklist
16. Owner information shown on plat does not match deed of trust. Update accordingly.  
**Ordinance/Code Reference:** Preliminary Plat Checklist
17. All new roads shall utilize a geo-textile liner.  
**Ordinance/Code Reference:** Ordinance 14-13, Section 8.4.A.3
18. Provide Surveyor's certificate with notary block on preliminary plat  
**Ordinance/Code Reference:** Preliminary Plat Checklist
19. Provide certificate of ownership with notary block on preliminary plat  
**Ordinance/Code Reference:** Preliminary Plat Checklist
20. Provide dedication language for easements.  
**Ordinance/Code Reference:** Preliminary Plat Checklist

A detailed review of the roadway, wastewater and drainage facilities shown will be completed at time of construction drawing submittal. This review did not include an evaluation of any guidelines or permitting procedures required by the Town of Little Elm. The adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

Should you have any questions or comments, please do not hesitate to contact me at 469.301.2592 or by email at [todd.strouse@kimley-horn.com](mailto:todd.strouse@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, reading "Todd L. Strouse, P.E.".

Todd L. Strouse, P.E.