



**LAKEWOOD VILLAGE TOWN HALL
100 HIGHRIDGE DRIVE
LAKEWOOD VILLAGE, TEXAS
TOWN COUNCIL MEETING
APRIL 13, 2023 7:00 P.M.**

REGULAR SESSION – AGENDA

Call to Order and Announce a Quorum is Present

A. PLEDGE TO THE FLAG:

B. PRESENTATIONS: Proclamation recognizing April as Sexual Assault Awareness Month to be received by Denton County Friends of the Family

C. 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.

D. PUBLIC HEARING – A public hearing is scheduled on the critical water emergency to provide an opportunity for citizen comment.

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.

1. Minutes of March 9, 2023 Council Meeting (Ruth)
2. Professional Services Agreement with Garza Lakewood LLC (Ruth)
3. Resolution Adopting the Denton County Hazard Mitigation Plan (Ruth)

F. REGULAR AGENDA:

1. Consideration of Variance Request for Front Facing Garage at 416 Lakecrest (Bushong)
2. Consideration of Variance Request for Roof Pitch at 695 Melody (Ruth)
3. Consideration of Variance Request for Masonry Requirement at 695 Melody (Ruth)
4. Discussion of Second Quarter 2023 Investment Report (Farage)
5. Discussion of Mid-Year Budget Report (Farage)
6. Consideration of Cost Reimbursement Agreement with First Texas (Vargus)
7. Consideration of Development Agreement with The Villas at Lakewood Village LLC (Vargus)

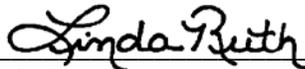
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APRIL 13, 2023**

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- 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. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas; Project Garza; and
 2. § 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
 3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas; Project Garza.
- H. RECONVENE:** Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

I. 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 Monday, April 10, 2023.



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 LAKWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.

Proclamation

Of The Town of Lakewood Village

WHEREAS: Sexual harassment, abuse, and assault are widespread problems. In the United States alone, nearly one in five women and one in 33 men have been raped at some time in their lives, and one in four girls and one in 6 boys is sexually abused by their 18th birthday. In fact, an American is sexually assaulted every 68 seconds.; and

WHEREAS: Sexual assault affects every adult, teen, and child in Denton County either as a victim/survivor of sexual assault or as a family member, significant other, friend, neighbor, or co-worker; and

WHEREAS: few survivors of sexual violence seek help immediately after victimization due to shame or fear of not being believed. In order to end sexual assault, we must alleviate these fears. We must begin by believing; and,

WHEREAS: Denton County Friends of the Family staff and volunteers provide comprehensive and compassionate services to those impacted by sexual assault, including a Survivor Advocate Team responding 24/7 to local hospitals and law enforcement agencies to support victims of sexual assault; and,

WHEREAS: April 2023 marks the twenty-first anniversary of Sexual Assault Awareness Month during which Denton County Friends of the Family will be intensifying efforts to promote public understanding of sexual assault, publicizing their services, emphasizing the need for increased community support for their agency, and to increase awareness of needs of survivors.

NOW, THEREFORE I, Darrell West, Mayor Pro-Tem of the Town of Lakewood Village in the State of Texas do hereby proclaim the month of April 2023 as

Sexual Assault Awareness Month

in Lakewood Village and encourage all citizens to learn more about the effects of sexual assault and how to support survivors.

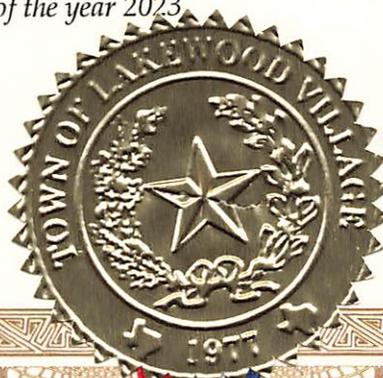
IN WITNESS WHEREOF, I have set my hand and caused the Seal of the Town to be affixed this 13th day of April of the year 2023.

SIGNED:

Darrell West
Mayor Pro-Tem

ATTEST:


Linda Ruth, TRMC, CMC
Town Secretary



LAKWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

MARCH 9, 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

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, March 9, 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:

No one requested to speak.

PUBLIC HEARING:

(Agenda Item C)

A public hearing was held to provide an opportunity for citizen comment on the critical water emergency.

No one requested to speak.

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 7:01 p.m. *The motion carried.*

CONSENT AGENDA:

(Agenda Item D)

1. Minutes of February 9, 2023 Council Meeting (Ruth)
2. Receipt and Acceptance of Certificate of Unopposed Candidates (Ruth)
3. Ordinance Cancelling the May 6, 2023 General Election and Declaring Winners (Ruth)
4. Ratification of Engagement of Brown Reynolds Waterford Architects (Ruth)
5. Engagement of Inspecting Solutions, LLC for Health and Safety Inspections (Ruth)

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 consent agenda items as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item E.

**Consideration of Contract with Sam Morgan,
Little Elm Services (Ruth)**

(Agenda Item E.1)

Mayor Vargus reported that Sam Morgan has worked for the town for more than 20 years. The Local Government Code allows an exemption from the bidding requirements for life/health/safety matters, professional services, and personal services. The town has operated on an oral contract with Sam Morgan. The proposed contract simply documents the ongoing agreement between the town and Sam Morgan. Mayor Vargus reported that the Town Attorney advised that services from Mr. Morgan fall under the exemption from bidding requirements.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to approve the contract with Sam Morgan subject to any changes required by the Town Attorney. *The motion carried.*

**Consideration of Resolution Determining
Necessity for a Temporary Traffic Signal at
Lakecrest Drive and Eldorado Parkway
(Vargus)**

(Agenda Item E.2)

Mayor Vargus reported that the Little Elm Independent School District has now reported they do not expect to have the elementary school in Lakewood Village open until fall of 2025. Mayor Vargus reported on the dangers of the intersection of Lakecrest Drive and Eldorado Parkway. The school district was going to participate in the cost of installation of the light but due to the delay with building the school the town needs to install a temporary traffic light to protect public safety. The traffic light will be repurposed when the permanent traffic light is installed at the new entrance

location. The engineer will need to do a traffic study. Mayor Vargus reported the Town Attorney said the council can make a finding that the traffic signal is necessary for safety and that will expedite the purchase and installation. There was some discussion about the dangers of entering and exiting Lakewood Village.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to approve the resolution determining the necessity for a temporary traffic signal at Lakecrest Drive and Eldorado Parkway. *The motion carried.*

**Consideration of Authorization of Mayor to
Execute Task Order for Temporary Traffic
Signal at Lakecrest Drive and Eldorado
Parkway (Vargus)**

(Agenda Item E.3)

Mayor Vargus requested the council authorize him to sign the task order to allow the engineer to start working on the traffic study required for the traffic signal.

MOTION: Upon a motion made by Councilwoman Lepley and seconded Councilman Bissonnette voted five (5) “ayes”, no (0) “nays” to authorize the mayor to execute a task order for a temporary traffic signal at Lakecrest Drive and Eldorado Parkway. *The motion carried.*

**Consideration of Amendment of Regional
Sewer Cost Allocation and Rough
Proportionality Determination by Town
Engineer Involving Developments in the
Town Limits and Extraterritorial Jurisdiction
(Vargus)**

(Agenda Item E.4)

Mayor Vargus reported the construction of the lift station is currently underway. Town Engineer Kevin Ware prepared the previous allocation based on estimated costs. The bids for construction of the lift station have come in at a lower cost than was previously estimated. Mayor Vargus reviewed the cost allocations to each of the developments. Mayor Vargus reported that if the council approves the cost allocation, the developers will get new invoices for their portion of the regional lift station, and the town will hold the funds in escrow. Mayor Vargus asked the council to approve the new allocations.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley voted five (5) “ayes”, no (0) “nays” to approve the amendment of the regional sewer cost allocation and rough proportionality determination has as presented. *The motion carried.*

**Consideration of Cost Reimbursement
Agreement with First Texas (Vargus)**

(Agenda Item E.5)

Mayor Vargus reported the agreement in the packet is in draft form and the Town Attorney is currently reviewing the agreement. Mayor Vargus reported if the project comes in under expected costs, then funds will be refunded to the developers. Justin Zuniga with First Texas wanted to clarify that the agreement in the packet is only a draft agreement and changes will be made.

**Consideration of Rescinding/Ratifying the
Development Agreement with Lakewood
Village Partnership, LLC for the Northshore
Development (Vargus)**

(Agenda Item E.6)

Mayor Vargus reported that Northshore Development pushed for a preliminary plat and development agreement to be approved in January of 2022. The council approved the agreement and plat, but Northshore never executed the agreement. Then Northshore engaged a new engineer and needed to submit a new plat. The council called a special meeting to vacate the previous plat. A new plat was submitted and approved, a new development agreement was approved by the council but still has not been executed by Northshore. Mayor Vargus reported the council approved a new development agreement that allowed smaller lot sizes, motor courts, and other items Northshore has requested, however a month later, Northshore has not signed the agreement and indicated they wanted to reduce the side setbacks. Mayor Vargus stated after he heard Northshore would not sign the agreement and wanted to change the terms, he voided the agreement. Mayor Vargus reported that the town has been expending effort for more than a year, yet this development is still not on track. Mayor Vargus reported that the council has an option to ratify his action to void the development agreement. Councilman Bissonnette asked if the attorney agreed that the agreement can be voided. Mayor Vargus reported the Town Attorney stated the agreement can be voided and the engineering Northshore submitted should have been rejected because it did not match the preliminary plat.

Todd Sortor with Northshore Development reported they signed both the first development agreement and the second agreement. They have brought an original copy of the second executed agreement. Todd Sortor stated that he never said he would not sign the agreement, he only wanted to renegotiate the setbacks. Mr. Sortor reported that they engaged Tom Juhn with JBI for additional engineering just two weeks ago. Mayor Vargus read the email he sent to Mr. Sortor

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with the latest development agreement stating the setbacks were non-negotiable. Mr. Sortor stated they have signed and executed the agreement and they want to move forward right now. Mr. Sortor stated they want to have a good relationship with the town. Mayor Vargus reported the council held multiple special meetings to accommodate the requests from Northshore over the last year. Mr. Sortor stated the layout design was based on the first development agreement which had ten-foot setbacks. Tom Juhn, engineer for the Northshore development stated he built a new plan, salvaging as much of the previous street layout as possible. Mr. Juhn reported that he redesigned the lot layout. The concept plan was included as an exhibit in the development agreement. Mr. Juhn reported he acted based on direction from both Mayor Vargus and his client, Northshore. Mr. Juhn reported that Lakewood Village is no longer an isolated secret community in the metroplex, and people want to move to Lakewood Village. Mr. Juhn stated they would like to move forward with the development, and they accept the compromises both the town and the developers have made. Mr. Juhn stated due to the many developments going on at the same time it is in the town's best interest to move forward. He believes there is a way to resolve the matter. Mr. Sortor apologized for giving the impression that they were not moving forward.

Councilman Bushong stated that he believes the town wants to move forward but all the different steps that have been taken over the last year have caused confusion. This is an opportunity to start fresh with a complete package with all the documents aligning with each other. Mayor Vargus stated he wants to change the development agreement to include timelines and deadlines. Mayor Vargus reported that the Town Attorney stated the mayor can void the agreement and council can ratify that action. Mr. James Barnett stated that if the development agreement is rescinded then they would be out of the regional lift station. Councilman Bushong stated the town does want Northshore to move forward with their development he just wants a clean executed package. There was some discussion about the easement connection alignment. Mr. Juhn reported a full set of engineering documents has already been approved by the town engineer. Mr. Juhn requested the council table action on this item and allow the developers to get together and have a meeting to finalize their alignments and establish their easements.

Mayor Pro-Tem West stated that he has been frustrated with the amount of effort the council has put into the Northshore development, yet the developers are still not moving forward. Mayor Pro-Tem West stated that he is in favor of rescinding the agreement to allow Mayor Vargus to make a few changes to the development agreement to include the deadlines. Mr. Barnett stated they are ready to begin construction as quickly as possible. Mayor Pro-Tem West stated that he feels great frustration with the process so far. Mayor Vargus stated that he will amend the development agreement to include milestones. If the milestones are not met, the development agreement will automatically be voided. Mr. Barnett stated the only thing he does not have are the easements to cross The Villas at Lakewood Village (Ark Architects) property. Councilman Bushong stated that he supports voiding the development agreement at this meeting and placing the development agreement on the agenda for next month.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to rescind the development agreement. *The motion carried.*

Councilman Bushong stated the development will be placed on the April council meeting. Mayor Pro-Tem West stated he will meet with the developer to get the agreement finalized prior to the meeting.

**Consideration of Development Amendment
with The Villas at Lakewood Village LLC, for
The Villas Development (Vargus)**

(Agenda Item E.7)

Mayor Vargus reported the water and sewer for The Villas development comes through First Texas. First Texas has agreed to give The Villas an easement for sewer. First Texas needs a small easement across the edge of the proposed road in The Villas yet Ark Architects, owners of The Villas, has stated they will not give First Texas any easement unless the town approves the concept plan proposed by The Villas. Mayor Vargus stated it is pointless to execute a development agreement on a development that does not have water and sewer. The council will review the concept plan and work on the development agreement but will not approve the plan until the issues with the other developers and the easements have been resolved.

Mr. Justin Zuniga from First Texas stated that he was told that Ark Architect has executed the easement document, but he has not been provided with a copy.

Mr. Ashok Sokumaran from The Villas stated that they agree with the alignment of the road and the water/sewer lines. Mr. Sokumaran stated they executed the easement agreement for First Texas, but they have not given them the document because they do not know if their plan will be approved. Mayor Vargus stated that every concept plan Ark Architects submitted has the road in the same place, the water and sewer will be in the right-of-way of the road that will be dedicated to the town, therefore there is no reason for The Villas not to execute the easements for First Texas. Mayor Vargus reported that the council will review the concept plan in executive session. The council will come out of executive session and reject the concept plan as a submittal as a formality. That will give The Villas time before the next council meeting to fully execute the easements for First Texas. The council will consider the development agreement at the next council meeting.

EXECUTIVE SESSION:

(Agenda Item F)

At 8:11 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas; Project Garza; and

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2. § 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
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas; Project Garza.

RECONVENE:

(Agenda Item G)

Mayor Vargus reconvened the regular session at 8:58 p.m.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonette the council voted five (5) “ayes” and no (0) “nays” to reject the concept plan submittal from The Villas Lakewood Village, LLC, because it does not meet current zoning. The motion carried.

ADJOURNMENT

(Agenda Item H)

MOTION: Upon a motion made by Councilwoman Lepley 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 8:58 p.m. on Thursday, March 9, 2023. The motion carried.

These minutes were approved by the Lakewood Village Town Council on the 13th day of April 2023.

APPROVED:

Darrell West
Mayor Pro-Tem

ATTEST:

Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary



TOWN OF LAKEWOOD VILLAGE

RESOLUTION 23-XX

APPROVAL OF HAZARD MITIGATION PLAN

WHEREAS, natural hazards in the Town of Lakewood Village area historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the Town of Lakewood Village has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Denton County Hazard Mitigation Plan outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL THAT:

1. The Denton County Hazard Mitigation Plan is approved in its entirety;
2. The Town of Lakewood Village will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies;
3. The Town of Lakewood Village vests with the Mayor the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Plan will be reviewed at least annually; and that any needed adjustments will be presented to the Town Council for consideration; and
4. The Town of Lakewood Village to take such other action as may be reasonably necessary to carry out the objectives of the Plan and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

PASSED, APPROVED, AND RESOLVED this 6th day of October 2022.

Dr. Mark E. Vargus
Mayor

ATTESTED:

Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary





BUILDING DEPARTMENT

VARIANCE REQUEST

100 Highridge Drive
 Lakewood Village, TX 75068
 (972) 294-5555 Office
linda@lakewoodvillagetx.us

REVISED: 10/09/2014

APPLICANT / OWNER	
Applicant Name Van Freeman	Address 416 Lakecrest Drive
Day Time Telephone 214-789-9551	
Email baringerhomes@yahoo.com	
Owner Name George Stuyck	Address
Day Time Telephone 469-964-7976	
Email gstuyck1@gmail.com	
Same as Applicant? <input type="checkbox"/> Yes	
PROPERTY	
Address or General Location 416 Lakecrest Drive	
Legal Description (if Platted) Section 1, Block D, Lot 4-A	
Lot Size .4020 acres	Zoning Classification single family residential
<input type="checkbox"/> Square Feet OR <input type="checkbox"/> Acres	
Existing Use of Land and/or Building(s) residential home	
REQUESTED VARIANCE	
Variance to Section(s) of the Ordinance 2.4.7.B Garage / front facing	
Current Ordinance Requirement(s) current ordinance prohibits front facing garages	
Requested Variance(s) build a front facing accessory building/garage	



BUILDING DEPARTMENT

VARIANCE REQUEST

100 Highridge Drive
Lakewood Village, TX 75068
(972) 294-5555 Office
linda@lakewoodvillagetx.us

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.

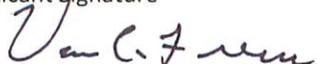
- 1) A unique physical condition exists within or adjacent to the subject tract or structure(s) located thereon which distinguishes it from other similarly situated, and which creates an exceptional hardship, difficulty, or inequity that would result from literal enforcement of the ordinance;
- 2) The 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 3-20-2023
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BUILDING DEPARTMENT

VARIANCE REQUEST

100 Highridge Drive
Lakewood Village, TX 75068
(972) 294-5555 Office
linda@lakewoodvillagetx.us

REVISED: 10/09/2014

TOWN USE ONLY	
Received By <i>Linda Butch</i>	Receipt Number <i>N/A</i>
Date Submitted <i>3/20/2023</i>	Case Number <i>N/A</i>
Date Notices Mailed <i>N/A</i>	Date Notice Published <i>N/A</i>
Town Council Meeting Date <i>4/13/2023</i>	
Decision	
Conditions	

Scale 20

416 LAKECREST DRIVE
(60' R.O.W.)

R=581.66'
L=110.82'
cd=110.66'
cb=S 85°18'00" E
Δ=10°55'00"

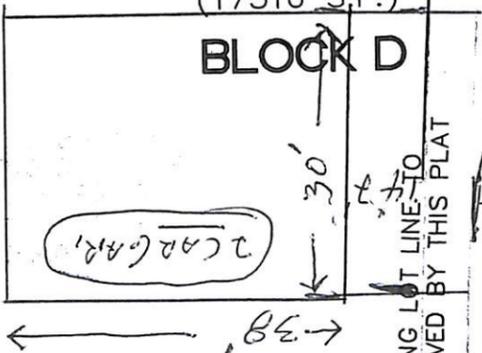
F.I.R. (RED CAP) S 89°06'07" W 75.04' F.I.R. N 89°48'10" E 46.44' F.I.R. (08) Δ=10°55'00" F.I.R.

POB
N 7102385.687
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(NAD83 GRID)

LOT 3, BLOCK D
LAKEWOOD VILLAGE
VOL. 4, PG. 58
(CAB. J, PG. 67)
P.R.D.C.T.

LOT 4-A
0.402 ACRE
(17516 S.F.)

BLOCK D



LOT 6, BLOCK D
LAKEWOOD VILLAGE
VOL. 4, PG. 58
(CAB. J, PG. 67)
P.R.D.C.T.



POINT IN POWER POLE S 89°22'27" W 70.74' S.I.R. N 182°38'45" W 63.46' F.I.R.

LOT 22, BLOCK D
LAKEWOOD VILLAGE
VOL. 4, PG. 58
(CAB. J, PG. 67)

LOT 21, BLOCK D
LAKEWOOD VILLAGE
VOL. 4, PG. 58
(CAB. J, PG. 67)

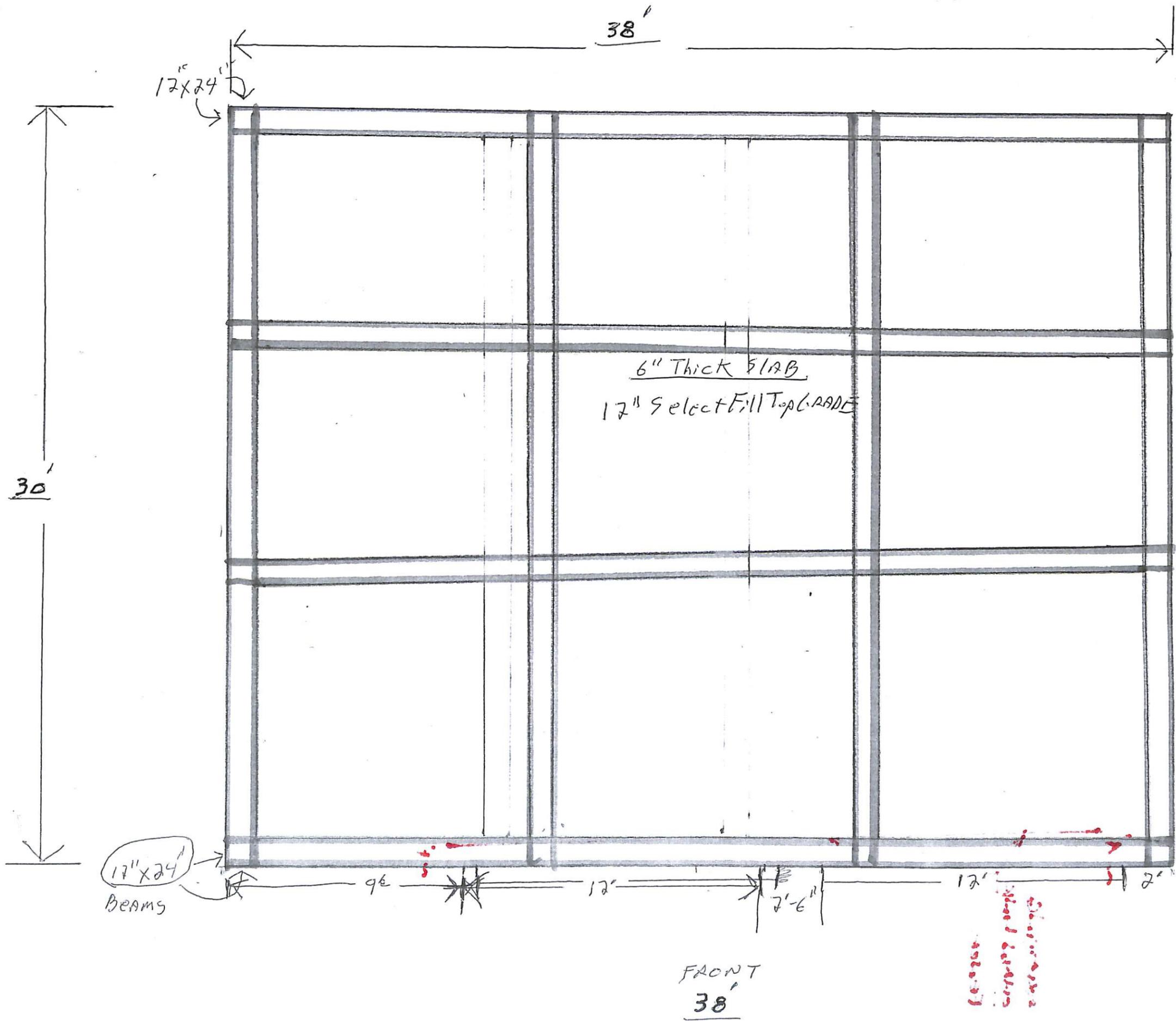
EXISTING
10' EASEMENT
(VOL. 4, PG. 67)
P.R.D.C.T.

LOT 20, BLOCK D
LAKEWOOD VILLAGE
VOL. 4, PG. 58
(CAB. J, PG. 67)

120.16' N 0°45'36" W

120.52' S 10°15'18" W

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30'

#4 Rebar

1/4" SCALE

FRONT
38'

Vertical Rebar
Horizontal Rebar

PRODUCED AND DELIVERED BY A
OF CONFORMITY.

ERVATIVE IS REQUIRED AT THE
ELEMENTS SUPPORTED ON MASONRY

BE INSTALLED AS PER
S.

BELOW FINISHED GRADE IS 4'-6",
NG TO LOCAL CODE REQUIREMENTS.

RTED ON EXTERIOR WALL MUST BE
TH OF 24".

LEAVE ON ALL CONCRETE
AND CONCRETE ANGLES. MUST BE
CTIVE MEMBRANE, 15 LBS ASPHALT
SULATION OR 1/2" TAR FIBERBOARD.

Y BETWEEN THE ROOF AREA AND
FACING.

E THE ROOF ADEQUATELY. THE
USTOMER AND/OR THE CONTRACTOR
THE CURRENT BUILDING CODE.

HIS PLAN MAY VARY DEPENDING ON
HE WINDOWS MUST COMPLY WITH THE
AMA / WDMA / CSA). CATEGORY R IS THE
. ACCEPTED.

ED IN THIS PLAN SHOULD BE SEALED
UND OPENINGS. IT IS IMPORTANT TO
HE BACK OF THE ELECTRIC BOXES AND

(TELS, JOISTS) TO BE GRADE NO 1 & 2
DICATED.

LESS OTHERWISE SPECIFIED.

TO BE MIN. 3-2"x6" UNLESS OTHERWISE

N. 3-2"x4" UNLESS OTHERWISE

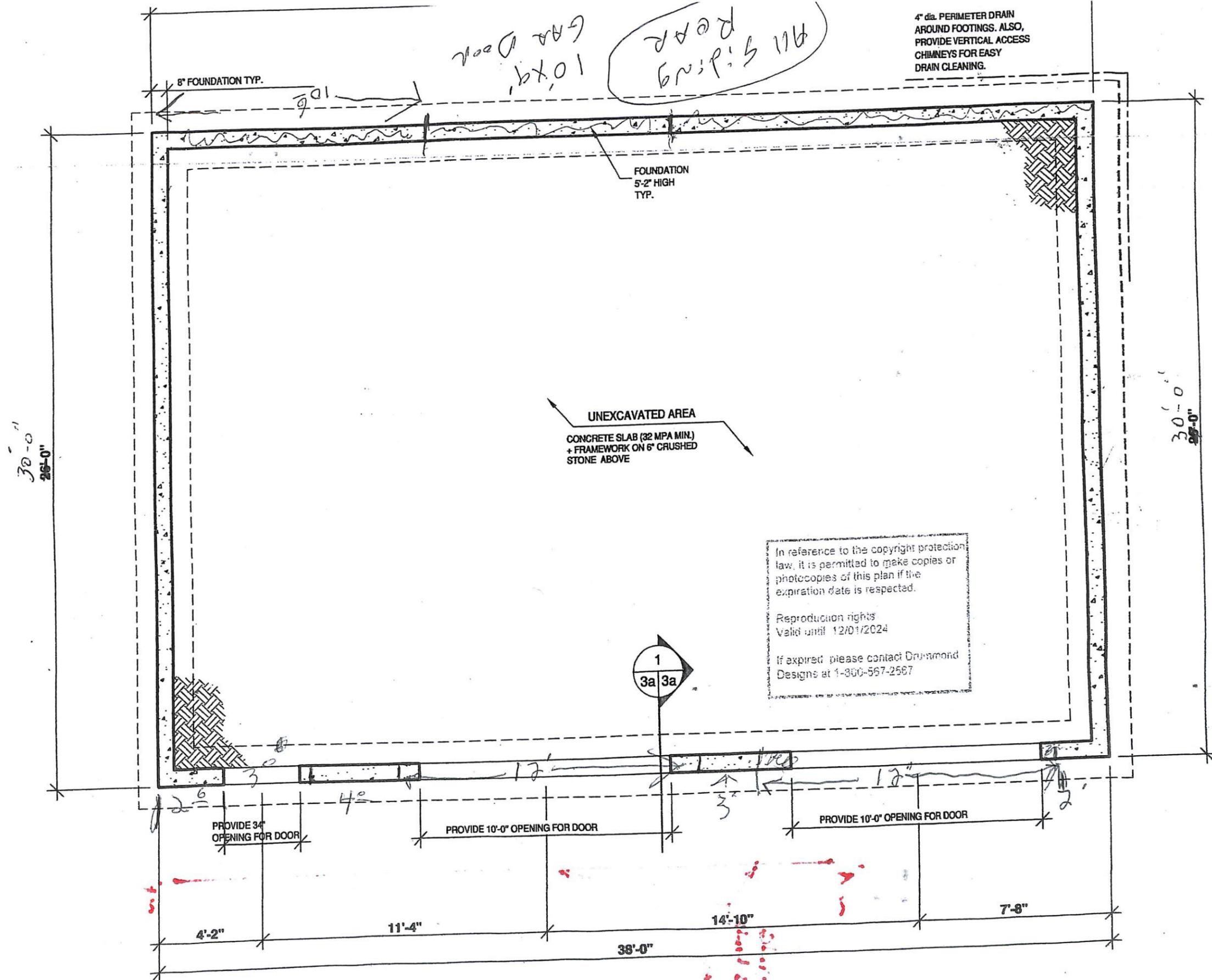
CATED JOIST MANUFACTURER MUST
ARE IN COMPLIANCE WITH THE PLAN.
R'S CALCULATIONS, SOME DIMENSIONS
MENTS. THE MANUFACTURER WILL BE
AND FLOOR DESIGN AND WILL MAKE
RING STANDARDS AND REGULATIONS.

TRUSS BRACING MUST BE INSTALLED
AND CODE REGULATIONS.

E REPLACED BY AN ORIENTED STRESS
LMENT.

ERIOR WALL CORNERS. BRACING CAN BE
3B OR STEEL BRACING INSTALLED AT 45°

HORIZONTAL STEEL CLAMPS ARE TO BE
G, THE VERTICAL ONES AT 16" MAX. THE
VER OPENINGS) TO BE DETERMINED BY



4" dia. PERIMETER DRAIN
AROUND FOOTINGS. ALSO,
PROVIDE VERTICAL ACCESS
CHIMNEYS FOR EASY
DRAIN CLEANING.

Handwritten: GARAGE DOOR 10'x9'

Handwritten: 4" dia. PERIMETER DRAIN

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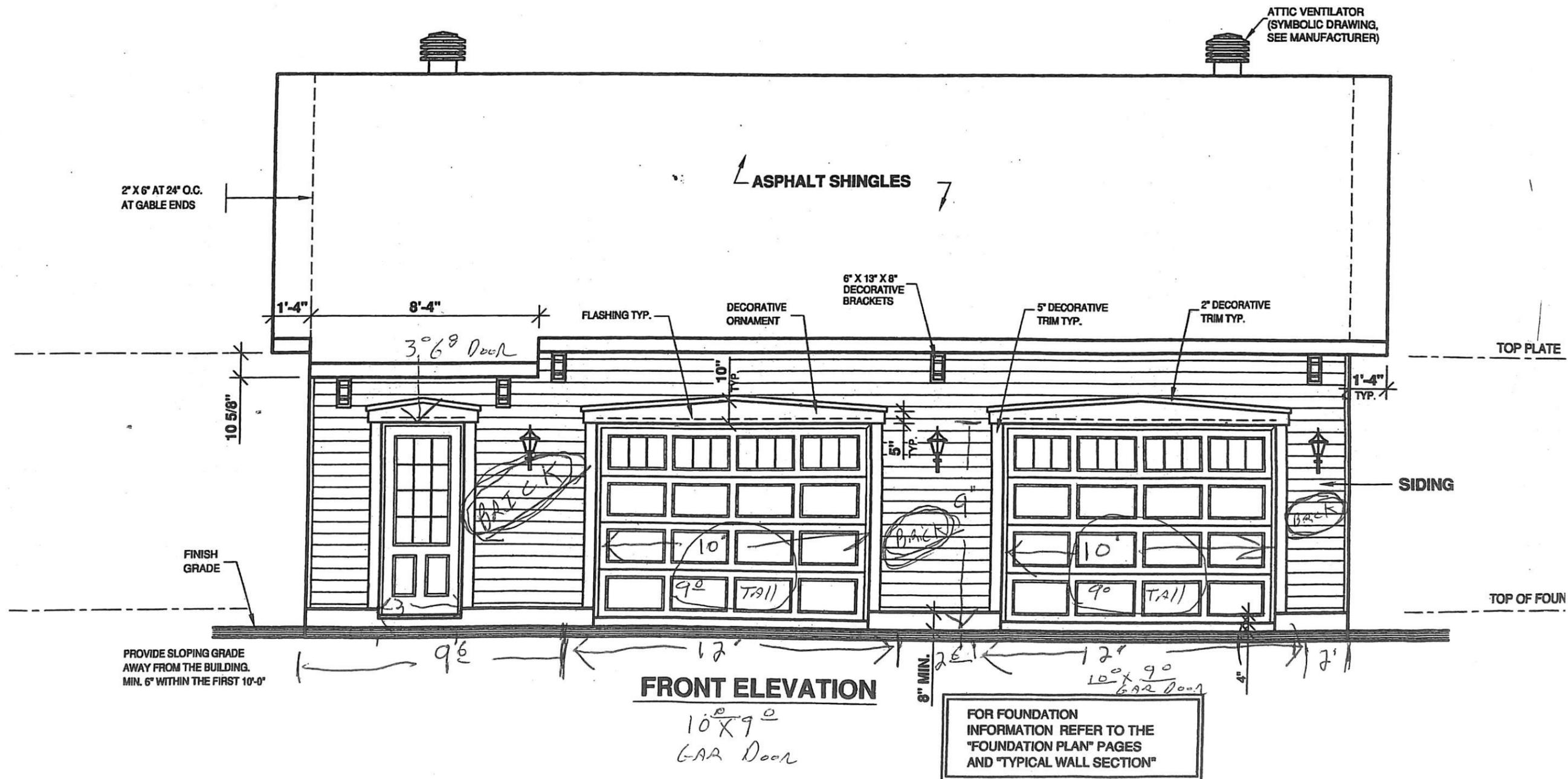
If expired please contact Drummond Designs at 1-800-567-2587

FLOATING SLAB FOUNDATION

4" MIN. CONCRETE SLAB (32 MPA MIN.)
-WELDED WIRE MESH 6x6 - 6/6

GARAGE DOOR
(AS PER MANUFACTURER)

11-1



2' X 6" AT 24" O.C.
AT GABLE ENDS

ASPHALT SHINGLES

ATTIC VENTILATOR
(SYMBOLIC DRAWING,
SEE MANUFACTURER)

1'-4"

8'-4"

FLASHING TYP.

DECORATIVE
ORNAMENT

6" X 13" X 8"
DECORATIVE
BRACKETS

5" DECORATIVE
TRIM TYP.

2" DECORATIVE
TRIM TYP.

TOP PLATE

10'-5/8"

3'-6" Door

10" TYP.

1'-4" TYP.

SIDING

FINISH
GRADE

TOP OF FOUNDATION

PROVIDE SLOPING GRADE
AWAY FROM THE BUILDING.
MIN. 6" WITHIN THE FIRST 10'-0"

9'-6"

FRONT ELEVATION

10' x 9'
GAR Door

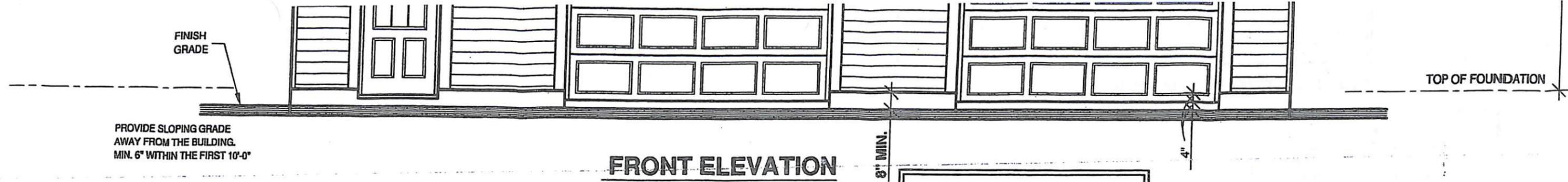
8" MIN.

FOR FOUNDATION
INFORMATION REFER TO THE
"FOUNDATION PLAN" PAGES
AND "TYPICAL WALL SECTION"

10' x 9'
GAR Door

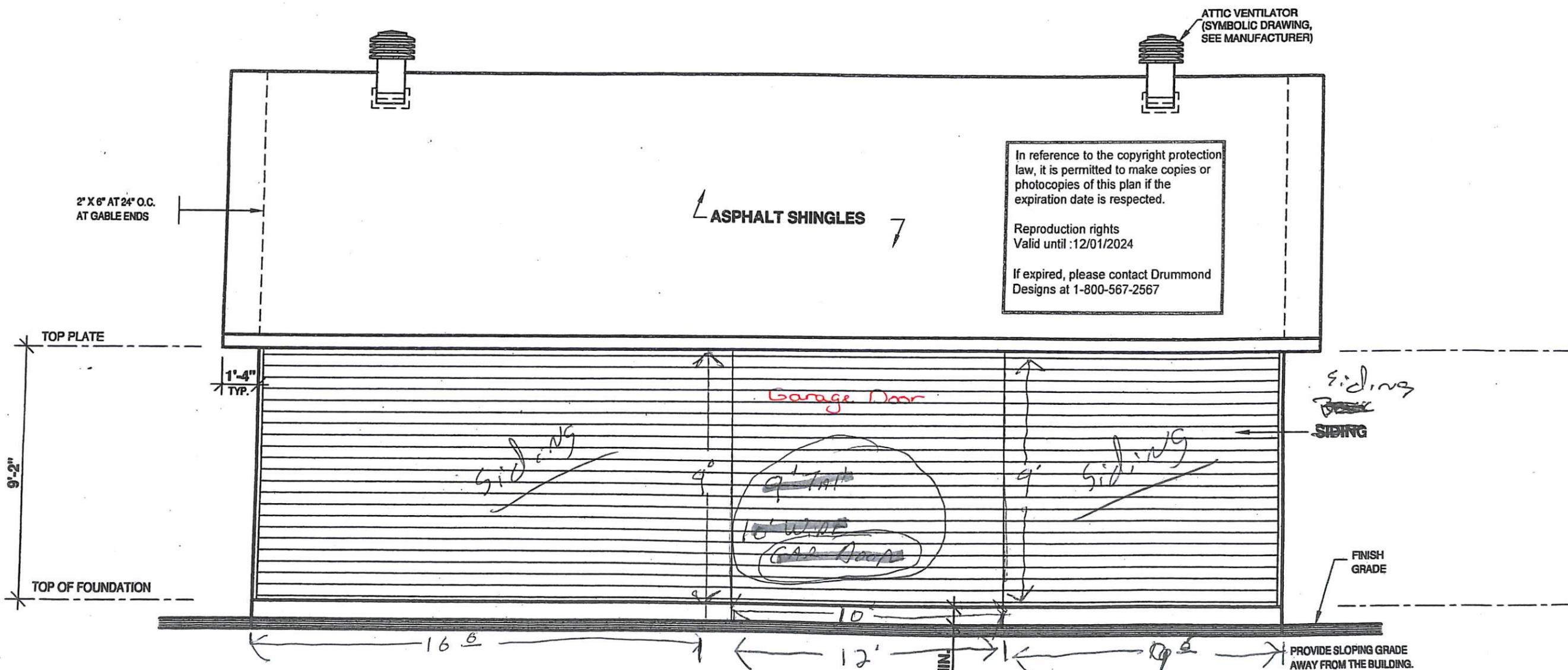
7'-11"

ATTIC VENTILATOR
(SYMBOLIC DRAWING,
SEE MANUFACTURER)



FRONT ELEVATION

FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

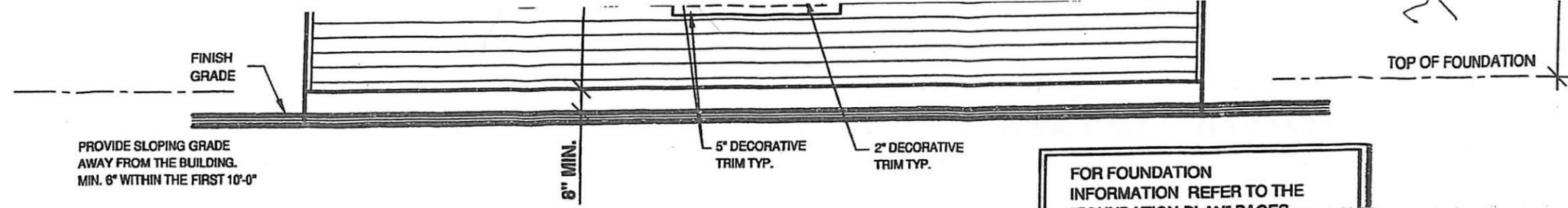


REAR ELEVATION

FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

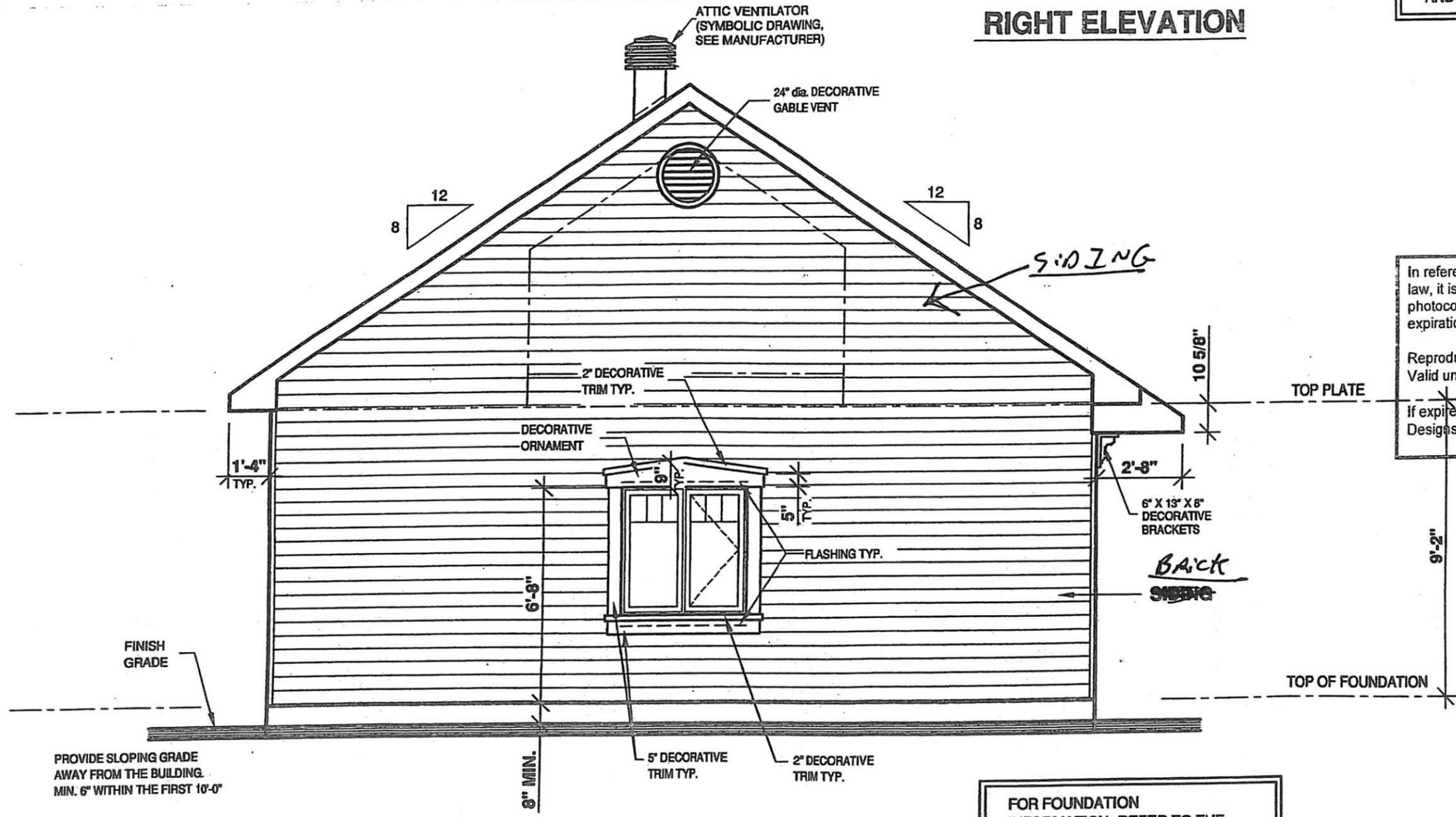
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AREA SCHEDULE	SC
OTHER	



FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

RIGHT ELEVATION

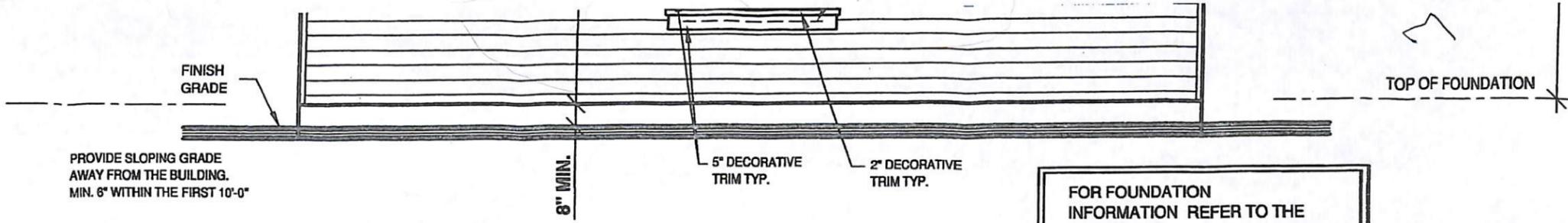


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PROVIDE SLOPING GRADE AWAY FROM THE BUILDING. MIN. 6\"/>

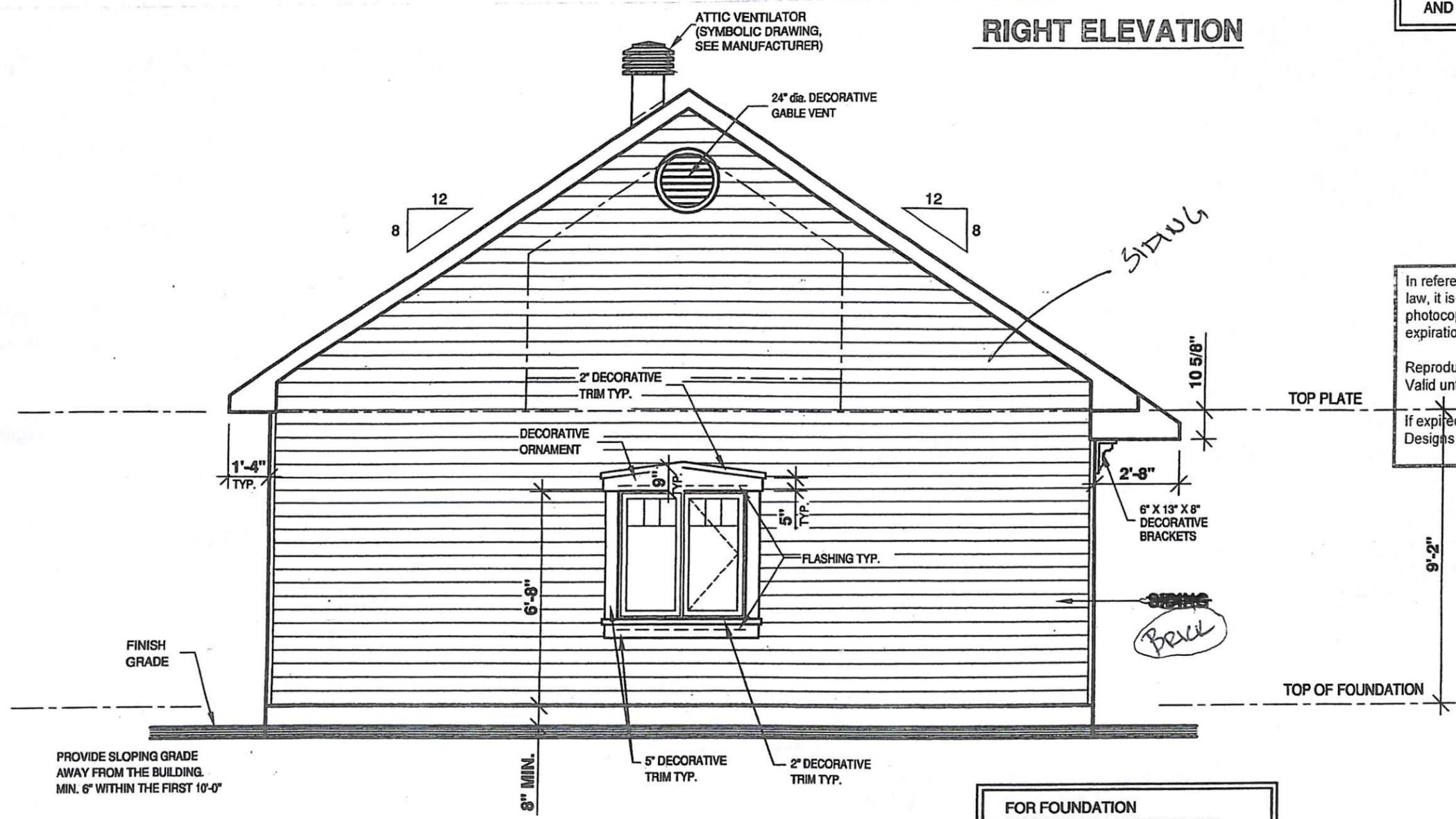
FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

~~LEFT~~ **ELEVATION**
Right



FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

RIGHT ELEVATION



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FOR FOUNDATION INFORMATION REFER TO THE "FOUNDATION PLAN" PAGES AND "TYPICAL WALL SECTION"

LEFT ELEVATION

SIZING

SIZING
Price

1-800-567-2567
www.drummond.com
© 2024



BUILDING DEPARTMENT

VARIANCE REQUEST

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

REVISED: 10/09/2014

APPLICANT / OWNER

Applicant Name Brian Luttrell	Address 695 Melody Lane, Lakewood Village TX
Day Time Telephone 925-360-0834	
Email brian.luttrell@att.net	
Owner Name Same as Applicant? <input checked="" type="checkbox"/> Yes	Address 695 Melody Lane, Lakewood Village TX
Day Time Telephone 925-360-0834	
Email brian.luttrell@att.net	

PROPERTY

Address or General Location 695 Melody Lane, Lakewood Village TX	
Legal Description (If Platted) THE SHORES OF LAKEWOOD VILLAGE SEC 5 PH 3 BLK A LOT 14	
Lot Size <input type="checkbox"/> Square Feet OR <input checked="" type="checkbox"/> Acres 1.027 acres	Zoning Classification Residential
Existing Use of Land and/or Building(s) Single family residence	

REQUESTED VARIANCE

Variance to Section(s) of the Ordinance Zoning ordinance 19-02, Section 4.3.8. Exterior Construction of Buildings - Single Family - Roof Pitch (page 36)
Current Ordinance Requirement(s) All roof pitches shall have a minimum rise of six (6) inches over twelve (12) inches of run. For two story houses, roofs over entryways may be reduced to two (2) over twelve(12) pitch with the approval of the director.
Requested Variance(s) I wish to build a workshop in backyard with solar panels installed on the roof. The solar panel companies recommends a 1 or 2 inch rise over twelve inches of run. I request a variance to allow for a 2 inch rise over 12 inches of run. The home will not support the needed number of panels. There is an 8 foot high fence surrounding my backyard. After grading, much of the workshop will not be visible to the street or neighbors. We're unclear if this ordinance applies to accessory buildings.



VARIANCE REQUEST

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Lakewood Village, TX 75068
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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 4/10/2023
---	-------------------



BUILDING DEPARTMENT

VARIANCE REQUEST

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

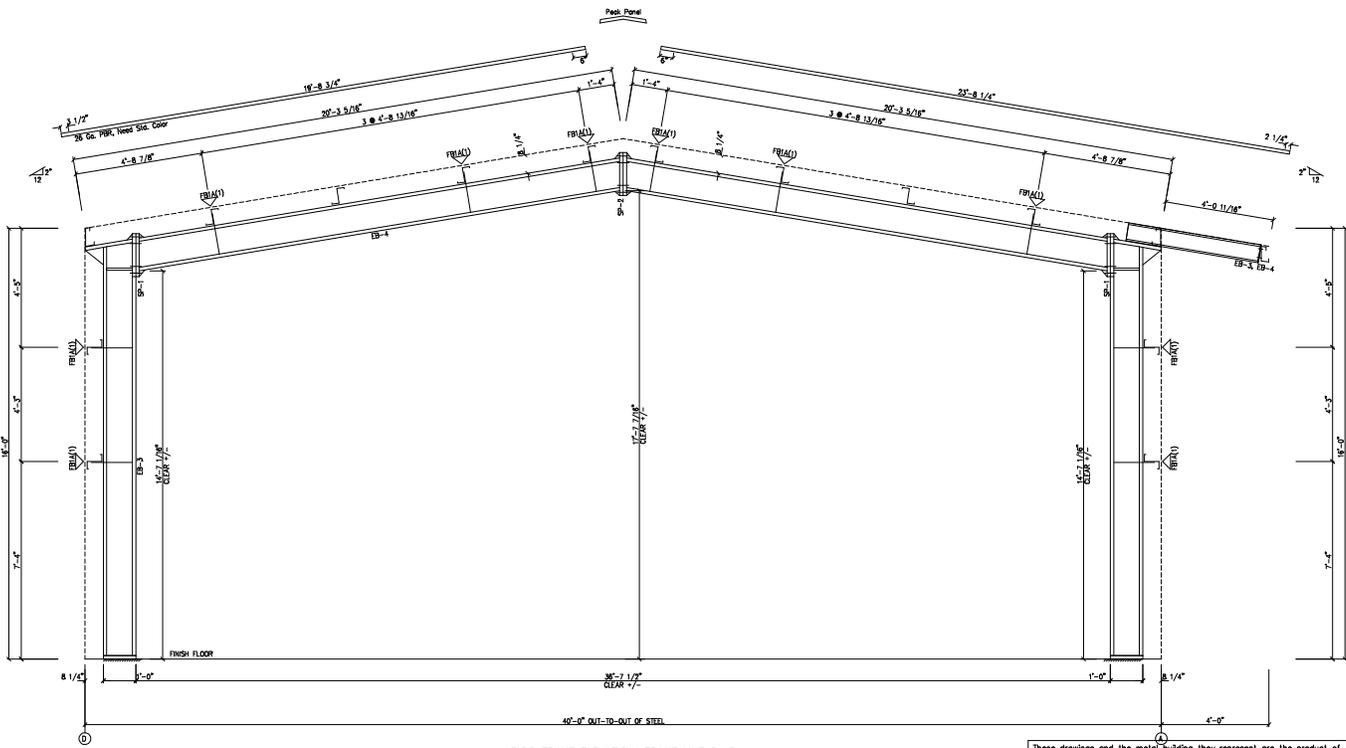
REVISED: 10/09/2014

TOWN USE ONLY	
Received By	Receipt Number
Date Submitted	Case Number
Date Notices Mailed	Date Notice Published
Town Council Meeting Date	
Decision	
Conditions	

SPURSE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Do	Length	Width	Thick	Length
SP-3	4	4	0	0	A307	5/8"	7 1/2"	6"	1/2"	7'-8 3/8"

FLANGE BRACES: FB#1 (1 or 2)
 FB#2 (1 or 2)
 (1) One Side (2) Two Sides
 A - 202140e

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



RIGID FRAME ELEVATION: FRAME LINE 2 3

These drawings and the metal buildings they represent are the product of Schulte Building Systems - 17800 Baseline Road, Hockley, Texas, 77447. The engineer whose seal appears hereon is retained by Schulte Building Systems and is not the engineer of record for this project.

DRAWING STATUS	
<input type="checkbox"/>	FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONVEY GENERAL REPRESENTATION OF THE PROJECT. CONSIDERING ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/>	FOR CONSTRUCTION: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. IN THIS CASE, DIMENSION MARKINGS ARE NOT CENTERED. DIMENSION MARKINGS FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/>	FOR CONSTRUCTION: FINAL DRAWINGS.

NO.	DATE	DESCRIPTION	BY	CHK
1	3/31/23	PRELIMINARY		

RHO Rho Steel Bldg. Systems

SCHULTE BUILDING SYSTEMS

DESIGNER: Brian Luttrell

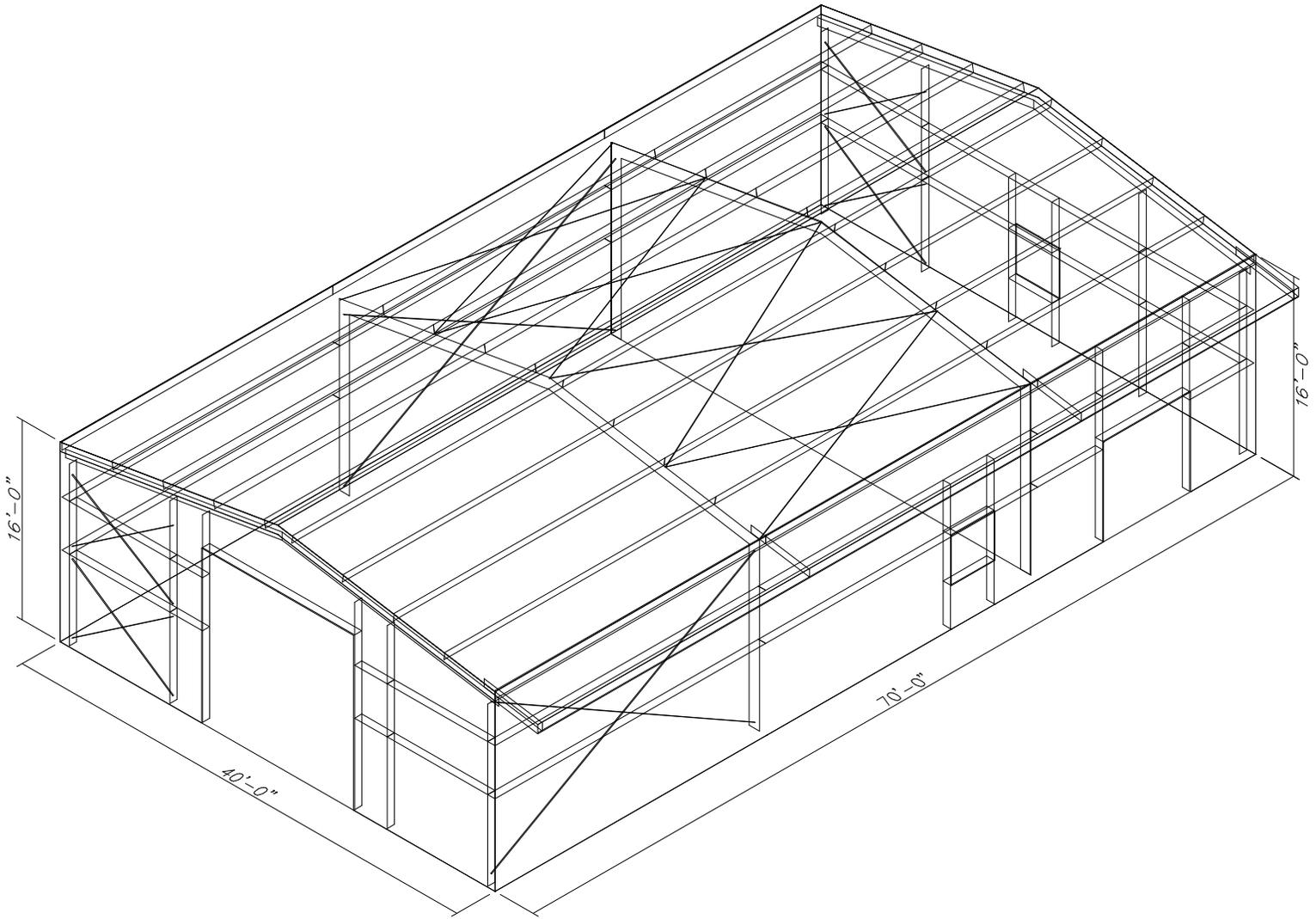
CROSS SECTION: REFER TO C1

PROJECT: LITTLE ELM, TX 75068

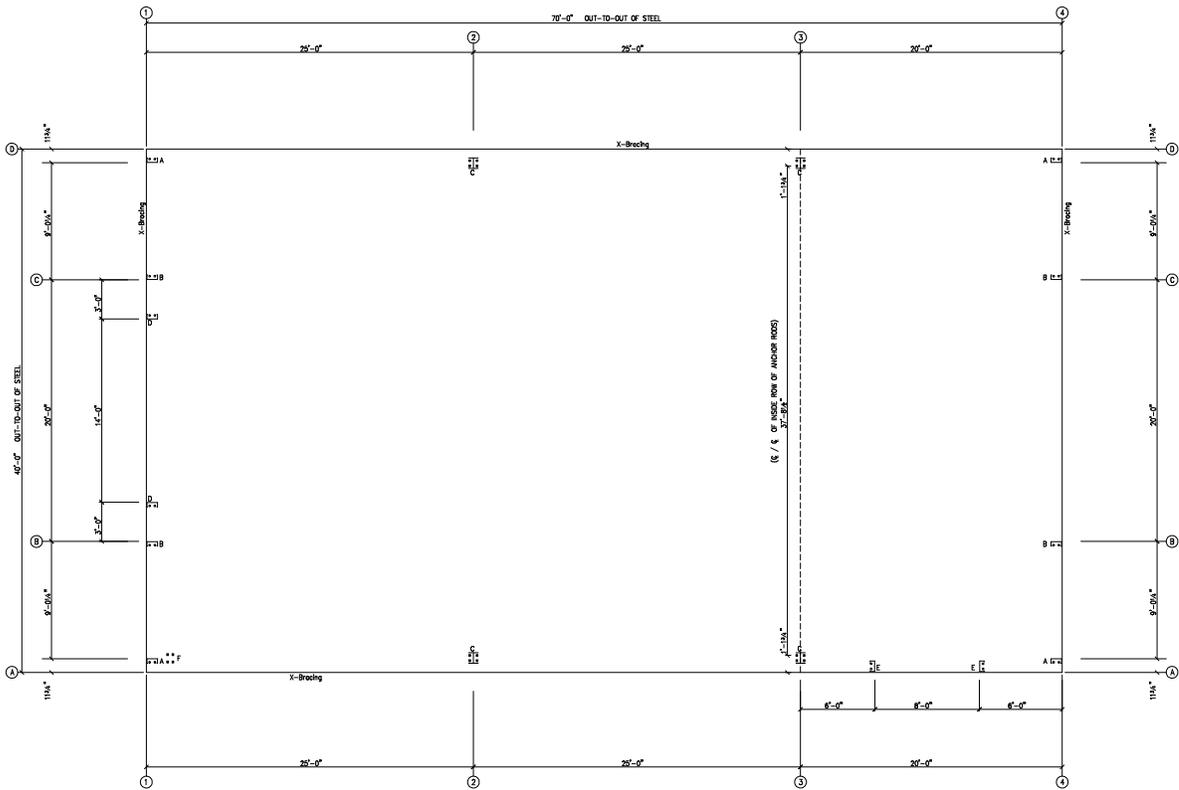
DATE: 3/31/23 N.T.S.

033123-2

GENERAL NOTES:
 SEE ROOF FRAMING PLAN AND SIDEWALL ELEVATIONS FOR MAIN FRAME PEESE MARKS.



PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



ANCHOR ROD PLAN
 NOTE: All Base Plates @ 100'-0" (FINISH FLOOR)(UNLESS NOTED)
 --- Partition Wall (See Key/leg)

These drawings and the metal building they represent are the product of Schulte Building Systems—17800 Badolie Road, Hockley, Texas, 77447. The engineer whose seal appears hereon is restricted by Schulte Building Systems and is not the engineer of record for this project.

ANCHOR RODS HAVE BEEN DESIGNED FOR SHEAR AND TENSION LOADS ONLY, PER APPENDIX D OF AISC 318-05.

DESIGN OF SHEAR ANGLES, TENSION PLATES, WELDING, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER AND PROVIDED BY OTHERS.

ANCHOR ROD PROJECTION IS FROM BOTTOM OF BASE PLATE, UNLESS SHOWN OTHERWISE.

DBL	FINAL
1/2"	1 1/2"
3/4"	2 1/2"
1"	3 1/2"
1 1/4"	3 1/2"

ANCHOR RODS (BY OTHERS)

DRAWING STATUS	
<input type="checkbox"/>	FOR APPROVAL
<input type="checkbox"/>	FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHKD
1	3/31/23	PRELIMINARY		

RHINO Steel Bldg. Systems
 17800 Badolie Road, Hockley, Texas, 77447
 (281) 280-8888
 www.rhino-bldg.com

Project: Anchor Rod Plan
 Designer: Brian Luttrell
 Job No: LITTLE ELM, TX 75068
 Date: 3/31/23 N.T.S.
 Sheet No: 033123-2 of 2



BUILDING DEPARTMENT

VARIANCE REQUEST

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Lakewood Village, TX 75068
(972) 294-5555 Office (972) 292-0812 Fax
linda@lakewoodvillagetx.us

REVISED: 10/09/2014

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Email brian.luttrell@att.net	
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Lot Size 1.027 acres	<input type="checkbox"/> Square Feet OR <input checked="" type="checkbox"/> Acres
Zoning Classification Residential	
Existing Use of Land and/or Building(s) Single family residence	

REQUESTED VARIANCE

Variance to Section(s) of the Ordinance Zoning ordinance 19-02, Section 4.3.8. Exterior Construction of Buildings - Accessory Structures (page 36)
Current Ordinance Requirement(s) Accessory structures greater than two hundred fifty (250) square feet must meet the eighty (80) percent masonry requirement and must be of the same general materials and to the greatest extent possible match the appearance of the main dwelling.
Requested Variance(s) I wish to build a workshop in my backyard. I plan to meet the 80% masonry requirement on the workshop for the southeast and northeast facing walls which face the street and backyard/pool. I am requesting a variance to the 80% masonry requirement for the southwest and northwest walls which face the 8 foot high fence. The north side of the structure will be graded below normal soil height so I expect 80% of the southwest and northwest walls will not be viewable. Therefore having no masonry work on these walls should not negatively impact the neighborhood.



BUILDING DEPARTMENT

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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 <i>Brian D. Lathrell</i>	Date <i>4/10/2023</i>
---	--------------------------



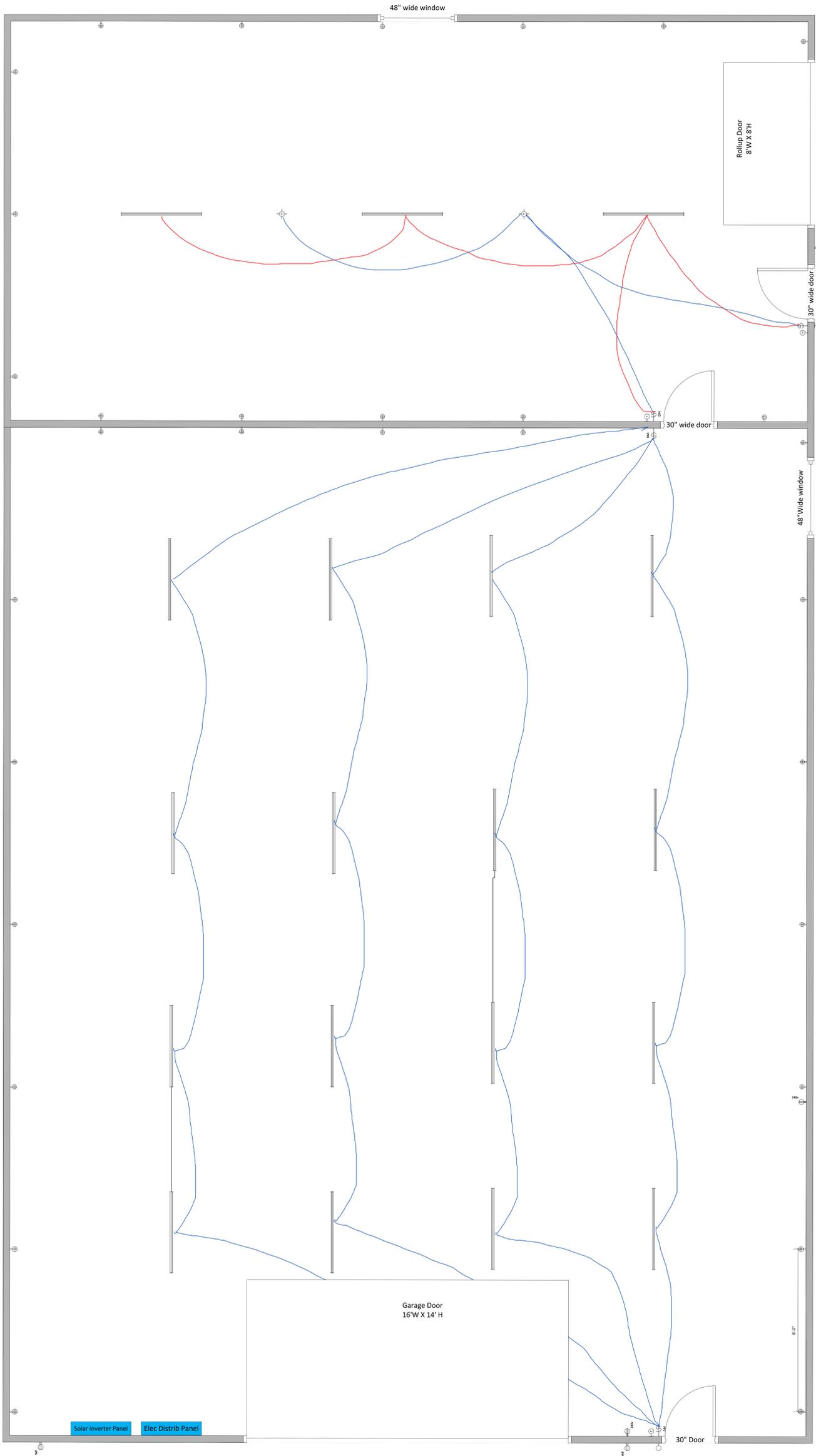
BUILDING DEPARTMENT

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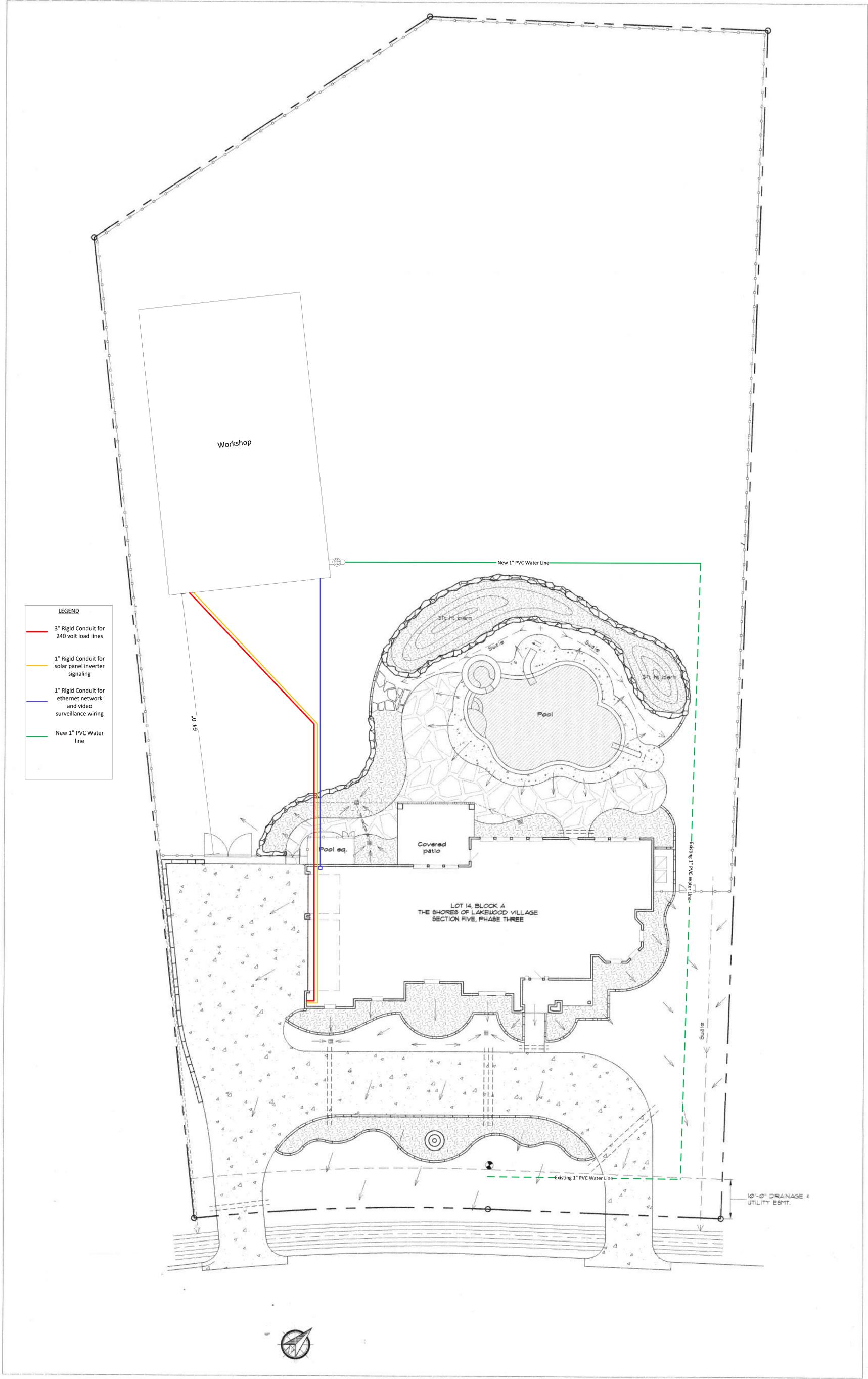
REVISED: 10/09/2014

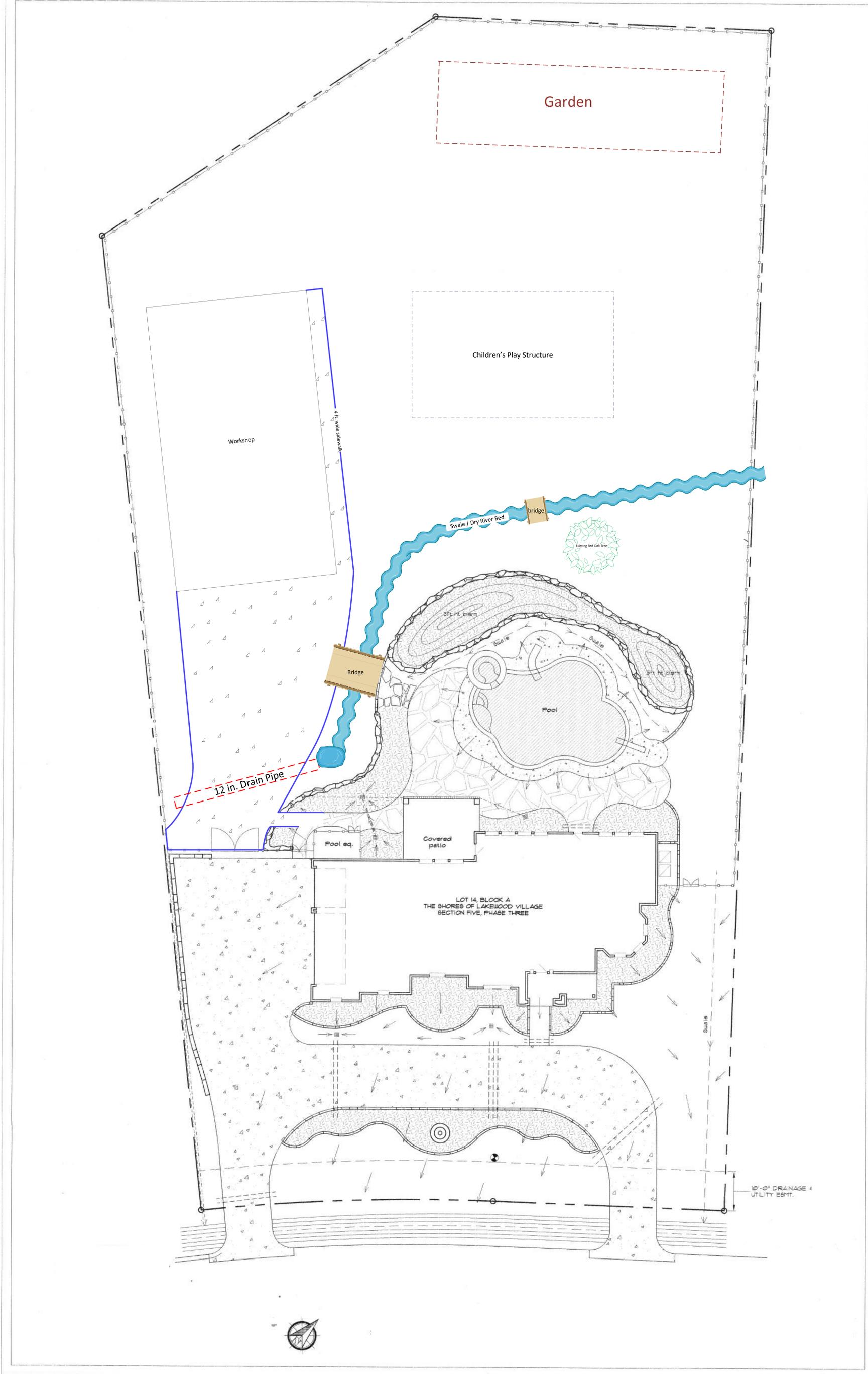
TOWN USE ONLY	
Received By	Receipt Number
Date Submitted	Case Number
Date Notices Mailed	Date Notice Published
Town Council Meeting Date	
Decision	
Conditions	



LEGEND	
	LED Overhead Light
	Quadruplex outlet
	240 volt outlet
	Waterproof outlet
	Switches
	Ceiling Fan
	Wall Light
	Thermostat

- LEGEND**
- 3" Rigid Conduit for 240 volt load lines
 - 1" Rigid Conduit for solar panel inverter signaling
 - 1" Rigid Conduit for ethernet network and video surveillance wiring
 - New 1" PVC Water line





NOTES

1. The workshop shall be 40 ft wide by 70 ft deep.
2. The 4 foot wide sidewalk along side the workshop shall be covered by an extended roof & eave.
3. The eastern side of the roof will need to support 60 solar panels. Each panel weights approximately 41 lbs. each.
4. The workshop shall be insulated with blown in insulation. Need to consider RHINO's premium Pro-Value Insulation Package
5. Insulation shall not be applied until after solar panel installation and all electrical work is completed.

Investment Report 3/31/23

Depository - Point Bank

	30-Sep-22	31-Mar-23
General Fund	\$14,724	\$31,982
General Fund Reserve	\$38,564	\$50,399
Tax (97.9% collected on 3/31)	\$82	\$2,021
Total Unrestricted	\$53,370	\$84,402
Utility Fund	\$29,504	\$12,461
Utility Fund Reserve	\$150,550	\$97,011
Rocky Point Operating	\$1,551	\$1,750
Rocky Point Reserve	\$17,903	\$22,309
TOTAL Proprietary	\$199,508	\$133,531
Debt Servicing	\$115	\$164,828
MDD	\$43,859	\$62,233
TOTAL Depository Funds	\$296,852	\$444,994

Investments - TexPool Prime

	30-Sep-22	31-Mar-23
General Reserve	\$1,479,223	\$2,102,239
Utility Reserve	\$201,607	\$374,951
TOTAL	\$1,680,830	\$2,477,190
<i>Yield</i>	<i>3.160%</i>	<i>5.002%</i>

Grand Totals

	30-Sep-22	31-Mar-23
	\$1,977,682	\$2,922,184

2020 CO First Call - Feb 2027 - \$3,971,175

Debt Servicing

Bond Payments Due in 2023		
GF Series 2014	-	
GF Series 2020	\$153,088 - Feb 1	3.16%
	\$76,212 - Aug 1	
UF Series 2022	\$112,306 - Feb 1	3.178%
	\$86,806 - Aug 1	
Total Due February 1	\$265,394	
Total Due August 1	\$163,018	
GRAND TOTAL	\$428,412	

Budgeted I&S \$323,000

GF Series 2020 Future Payments		
	2024	\$225,550
	2025	\$343,675
	2026	\$339,575

FYE 9/30/24

UF Series 2022 Future Payments		
	2024	\$198,113
	2025	\$309,813
	2026	\$309,113

FYE 9/30/24

2022-2023 Budget

General Fund

REVENUES	2023 Am Budget	2023 YTD 3/31	2022 Budget	2022 YTD 7/14	2021 Budget	2021 Actual
Property Taxes	\$403,750	\$395,269	\$312,500	\$321,152	\$275,000	\$277,899
Franchise Fees	\$40,000	\$44,301	\$38,000	\$37,627	\$37,000	\$39,498
Sales Taxes	\$100,000	\$57,262	\$80,000	\$77,856	\$40,000	\$63,028
Fines & Forfeitures	\$3,000	\$311	\$3,000	\$2,154	\$3,000	\$4,711
Licenses & Permits	\$322,485	\$280,710	\$59,700	\$82,036	\$39,000	\$92,728
Fees & Service Charges	\$2,000	\$1,000	\$2,000	\$2,075	\$2,000	\$3,310
Miscellaneous	\$3,000	\$1,561	\$40,000	\$39,916	\$3,000	\$990
CRF Grant	\$0	\$0	\$0	\$0	\$20,270	\$20,270
TOTAL	\$874,235	\$780,414	\$535,200	\$562,816	\$419,270	\$502,434
EXPENDITURES	2023 Budget Amend	2023 YTD 3/31	2022 Budget	2022 YTD 7/14	2021 Budget	2021 Actual
General Government	\$196,000	\$107,130	\$207,850	\$147,274	\$167,000	\$186,027
Public Safety	\$56,000	\$23,000	\$46,000	\$41,920	\$30,000	\$31,500
Public Works	\$252,900	\$74,666	\$38,000	\$23,319	\$24,000	\$39,976
TOTAL	\$504,900	\$204,796	\$291,850	\$212,513	\$221,000	\$257,503
OPERATING SURPLUS	\$369,335	\$575,618	\$243,350	\$350,303	\$198,270	\$244,931
NON OPERATING	2023 Budget Amend	2023 YTD 3/31	2022 Budget	2022 YTD 7/14	2021 Budget	2021 Actual
Interest Revenue	\$80,000	\$41,441	\$2,500	\$2,355	\$6,000	\$5,136
Capital Outlay Expenditure	\$0	(\$2,922)		\$31,093	(\$375,000)	
Asset Sale						
Developer Agreement						
Reimbursements				\$8,925		
SURPLUS / DEFICIT	\$80,000	\$38,519	\$2,500	(\$19,813)	(\$369,000)	\$5,136
TRANSFERS						
In: Admin Fee	\$60,000	\$30,000	\$60,000	\$60,000	\$54,400	\$56,400
Out: Debt Servicing from M&O	\$0	\$0	(\$156,050)	(\$135,000)	(\$176,858)	(\$172,200)
In: UF Debt Servicing	\$93,700	\$0				
TOTAL TRANSFERS	\$153,700	\$30,000	(\$96,050)	(\$75,000)	(\$122,458)	(\$115,800)
NET CASH FLOW	\$603,035	\$644,137	\$149,800	\$255,490	(\$293,188)	\$134,267
DEBT SERVICING FUND						
I&S Property Taxes	\$323,000	\$318,001	\$250,000	\$256,893	\$220,000	\$222,604
General Fund Transfer	\$0	\$0	\$156,050	\$135,000	\$176,858	\$172,200
MDD Interest Payment	\$0	\$0	\$8,925	\$8,925	\$12,318	\$12,318
CO 2014 Debt Service (Interest)	\$0	\$0	(\$8,925)	(\$5,323)	(\$12,318)	(\$12,318)
CO 2014 Debt Service (Principle)	\$0	\$0	(\$173,000)	(\$173,000)	(\$168,000)	(\$168,000)
CO 2020 Debt Service (Interest)	(\$154,300)	(\$78,087)	(\$158,050)	(\$79,963)	(\$213,858)	(\$213,858)
CO 2020 Debt Service (Principle)	(\$75,000)	(\$75,000)	(\$75,000)	(\$75,000)	(\$15,000)	(\$15,000)
CO 2022 Debt Service (Interest)	(\$93,700)	\$0				
CO 2022 Debt Service (Principle)						
TOTAL	\$0	\$164,914	\$0	\$67,532	\$0	(\$2,054)

2022-2023 Budget

Utility Fund

REVENUES	2023 Budget Amend	2023 YTD 3/31	2022 Budget	2022 Actual	2021 Budget	2021 Actual
Water	\$230,000	\$123,890	\$210,000	\$266,426	\$185,000	\$184,691
Sewer	\$145,000	\$69,254	\$135,000	\$131,448	\$116,000	\$127,509
Sanitation	\$75,000	\$37,786	\$67,500	\$70,293	\$67,000	\$66,041
Fees and Services	\$19,760	\$2,766	\$19,760	\$22,692	\$16,960	\$29,259
Other Income	\$0	\$138,571	\$121,000	\$123,252	\$1,040	\$123,871
TOTAL	\$469,760	\$372,267	\$553,260	\$614,111	\$386,000	\$531,371
EXPENDITURES	2023 Budget Amend	2023 YTD 3/31	2022 Budget	2022 Actual	2021 Budget	2021 Actual
Contract Services	\$48,000	\$25,510	\$75,000	\$79,338	\$40,800	\$65,688
Administrative	\$91,000	\$43,006	\$74,700	\$112,730	\$69,200	\$78,767
Repairs and Maintenance	\$35,000	\$24,891	\$77,580	\$107,454	\$31,000	\$65,296
Miscellaneous	\$2,000	\$312	\$2,000	\$2,458	\$2,000	\$3,006
Garbage Collections	\$63,000	\$31,745	\$55,000	\$61,329	\$55,000	\$60,716
TOTAL	\$239,000	\$125,464	\$284,280	\$363,309	\$198,000	\$273,473
OPERATING SURPLUS	\$230,760	\$246,803	\$268,980	\$250,802	\$188,000	\$257,898
NON OPERATING	2023 Budget Amend	2023 YTD 3/31	2022 Budget	2022 Actual	2021 Budget	2021 YTD 6/30
Interest Revenue	\$16,000	\$9,581	\$2,000	\$36,595	\$2,000	\$2,368
Capital Outlay Expenditure	\$0	\$8,400	\$53,000	\$114,239	\$97,000	\$120,812
SURPLUS / DEFICIT	\$16,000	\$1,181	(\$51,000)	(\$77,644)	(\$95,000)	(\$118,444)
TRANSFERS						
Out: GF I&S	(\$93,700)					
Out: Admin Fee	(\$50,000)	(\$25,000)	(\$50,000)	(\$60,000)	(\$50,000)	(\$50,000)
TOTAL TRANSFERS	(\$143,700)	(\$25,000)	(\$50,000)	(\$60,000)	(\$50,000)	(\$50,000)
I&S From GF	\$93,700					
Debt Servicing (Principle)	(\$25,000)	(\$25,000)				
Debt Servicing (Interest)	(\$174,113)	(\$174,113)		(\$65,965)		
DEBT SERVICE	(\$105,413)	(\$199,113)		(\$65,965)		
NET CASH FLOW	(\$2,353)	\$23,871	\$167,980	\$47,193	\$43,000	\$89,454

GF Revenues Worksheet

	2023 Am Budget	2023 YTD 3/31	2022 Budget	2022 YTD 7/14	2021 Budget	2021 Actual
REVENUES						
Property Tax @\$161.5M	\$403,750	\$395,269	\$312,500	\$321,152	\$275,000	\$277,899
Debt Servicing (\$0.20 @161.5M)	\$323,000	\$318,001	\$250,000	\$256,893	\$220,000	\$222,604
Property Taxes	\$726,750	\$713,270	\$562,500	\$578,045	\$495,000	\$500,503
Franchise Fee	\$40,000	\$44,301	\$38,000	\$37,627	\$37,000	\$39,498
Sales Tax	\$100,000	\$57,262	\$80,000	\$77,856	\$40,000	\$63,028
Mowing Abatement Fees				\$900		
Code Enforcement		\$311				
Lien Reciepts	\$3,000		\$3,000	\$1,254	\$3,000	\$4,711
Fines & Forfeitures	\$3,000	\$311	\$3,000	\$2,154	\$3,000	\$4,711
Building Permits- New	\$40,000	\$450	\$50,000	\$65,726	\$30,000	\$52,722
Sprinkler Permits	\$500	\$150	\$600	\$300	\$600	\$1,075
Fence Permits	\$300	\$275	\$100	\$375	\$400	\$200
Reinspect Fees	\$2,000	\$1,375	\$2,000	\$2,250	\$2,000	\$6,450
Pool Permits	\$1,400	\$850	\$1,000	\$2,400	\$1,000	\$3,500
Flatwork Permits	\$300	\$200	\$300	\$250	\$300	\$650
Plumbing Permit	\$800	\$500	\$1,000	\$675	\$1,000	\$1,150
Electrical Permits	\$700	\$350	\$700	\$750	\$700	\$1,000
Building Permits - Remodel	\$3,000	\$1,275	\$3,000	\$3,560	\$2,000	\$24,606
Miscellaneous Permits	\$1,000	\$2,800	\$1,000	\$750	\$1,000	\$1,375
Infrastructure Inspections	\$272,485	\$272,485				
Preliminary Plat Fees				\$5,000		
Licenses & Permits	\$322,485	\$280,710	\$59,700	\$82,036	\$39,000	\$92,728
CO/CSI Inspections	\$2,000	\$1,000	\$2,000	\$2,075	\$2,000	\$2,550
Contractor Registrations						\$750
Replating Fees						\$10
Pet Registration						
Town Hall						
Fees & Service Charges	\$2,000	\$1,000	\$2,000	\$2,075	\$2,000	\$3,310
Interest	\$80,000	\$41,441	\$2,500	\$2,355	\$6,000	\$5,136
Miscellaneous Revenues	\$3,000	\$1,561	\$40,000	\$3,083	\$3,000	\$990
NonOperating Cash Flows						
Asset Sales						
Developer Agreement						
Reimbursements MDD	\$0	\$0		\$8,925		\$12,318
Reimbursements				\$36,833		\$29,322
TOTAL OPERATING FUNDS	\$1,277,235	\$1,139,856	\$787,700	\$785,231	\$625,000	\$751,544
Utility Fee for Services-LWV	\$50,000	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
Utility Fee for Services-Rocky Pt	\$10,000	\$5,000	\$10,000	\$10,000	\$4,400	\$6,400
Transfers In	\$60,000	\$30,000	\$60,000	\$60,000	\$54,400	\$56,400

GF Expenses Worksheet

	2023 Am Budget	2023 YTD 3/31	2022 Budget	2022 YTD 7/14	2021 Budget	2021 Actual
Expenditures						
Office Supplies	\$2,000	\$544	\$2,000	\$1,200	\$1,400	\$2,587
Postage	\$100	\$20	\$100	\$68	\$100	\$7
Computers Maintenance	\$1,000	\$83	\$1,000	\$710	\$1,000	\$2,870
Publishing	\$2,500	\$0	\$500	\$2,452	\$500	\$476
Elections	\$0	\$0	\$0	\$12	\$0	\$0
Software Licensing	\$1,000	\$610	\$1,200	\$726	\$1,200	\$1,488
Town Engineer		\$7,918				
Attorney Fees	\$15,000	\$6,312	\$15,000	\$13,898	\$25,000	\$17,528
Architects		\$2,350				
Accounting Fees	\$23,000	\$22,500	\$15,350	\$16,150	\$12,000	\$15,350
Animal Control			\$0		\$200	\$0
Parks/Recreation/Playground						
Town Hall Improvements	\$4,000	\$375	\$47,000	\$11,505	\$4,000	\$10,858
Telephone/Telecom	\$2,000	\$904	\$2,000	\$1,637	\$2,000	\$2,118
Electricity	\$6,000	\$2,947	\$6,000	\$4,073	\$6,000	\$5,093
Propane	\$800	\$774	\$600	\$758	\$600	\$742
Payroll	\$90,000	\$39,127	\$80,000	\$57,041	\$77,000	\$79,866
Benefits - Insurance	\$16,000	\$7,157	\$11,000	\$9,841	\$11,000	\$11,332
Payroll Tax Expense	\$10,000	\$4,864	\$8,500	\$6,913	\$7,500	\$9,668
Benefits- Retirement	\$7,600	\$3,720	\$7,200	\$5,328	\$7,100	\$7,100
Contract Labor	\$2,000	\$1,670		\$840		\$6,611
Appraisal District	\$3,000	\$2,072	\$2,000	\$2,567	\$2,000	\$2,869
Town Functions			\$0		\$0	\$0
Continuing Education	\$1,200	\$469	\$1,000	\$1,397	\$1,000	\$1,011
Travel Meeting Expenses	\$5,000	\$1,351	\$3,000	\$4,626	\$3,000	\$4,136
Membership Dues	\$1,000	\$1,013	\$1,200	\$951	\$1,200	\$1,201
Contingency Fund	\$2,500	\$200	\$3,000	\$3,985	\$3,000	\$1,279
Municipal Court						
Lien Recording Fees	\$300		\$200	\$246	\$200	\$412
Abatements		\$150		\$350		\$1,425
General Government	\$196,000	\$107,130	\$207,850	\$147,274	\$167,000	\$186,027
Fire/EMS	\$56,000	\$23,000	\$46,000	\$41,920	\$30,000	\$31,500
Public Safety	\$56,000	\$23,000	\$46,000	\$41,920	\$30,000	\$31,500
Building Inspections	\$20,000	\$12,450	\$20,000	\$15,325	\$16,000	\$29,300
Town Maintenance	\$3,000	\$8,360	\$12,000	\$7,994	\$2,000	\$4,214
Infrastructure Inspections	\$229,900	\$53,856				
Town Mowing	\$0	\$0	\$6,000	\$0	\$6,000	\$6,462
Public Works	\$252,900	\$74,666	\$38,000	\$23,319	\$24,000	\$39,976
Casualty Expense - Reimbursable						\$54,900
Capital Improvements - Road		\$2,922	\$14,000	\$19,899	\$375,000	
Capital Improvements				\$11,072		\$9,200
Drainage Improvements				\$122		
Capital Outlay	\$0	\$2,922	\$14,000	\$31,093	\$375,000	\$64,100
TOTAL EXPENSES	\$504,900	\$207,718	\$305,850	\$243,606	\$596,000	\$321,603
Debt Servicing (Principle)	\$75,000	\$75,000	\$248,000	\$248,000	\$183,000	\$183,000
Debt Servicing (Interest)	\$154,300	\$78,087	\$166,975	\$85,286	\$226,176	\$226,176
TOTAL EXPENDITURES	\$734,200	\$360,805	\$720,825	\$576,892	\$1,005,176	\$730,779

Utility Fund Revenues Worksheet

	2023 Am Budget	2023 YTD 3/31	2022 Budget	2022 Actual	2021 Budget	2021 Actual
REVENUES						
<i>Water Revenue</i>	\$230,000	\$123,890	\$210,000	\$266,426	\$185,000	\$184,691
<i>Sewer Revenue</i>	\$145,000	\$69,254	\$135,000	\$131,448	\$116,000	\$127,509
<i>Solid Waste</i>	\$75,000	\$37,786	\$67,500	\$70,293	\$67,000	\$66,041
Late Fees	\$4,000	\$2,766	\$4,000	\$3,712	\$4,000	\$3,229
Water Tap Fees	\$8,000	\$0	\$8,000	\$8,000	\$6,300	\$14,000
Meter Set Fees	\$1,560	\$0	\$1,560	\$2,730	\$1,560	\$2,730
Sewer Tap Fees	\$6,200	\$0	\$6,200	\$8,250	\$5,100	\$9,300
<i>Fees and Services</i>	\$19,760	\$2,766	\$19,760	\$22,692	\$16,960	\$29,259
Reimbursed Expenses				\$3,346		\$4,438
Miscellaneous	\$0	\$138,571	\$121,000	\$119,906	\$1,040	\$119,433
<i>Other Income</i>	\$0	\$138,571	\$121,000	\$123,252	\$1,040	\$123,871
Interest	\$16,000	\$9,581	\$2,000	\$36,595	\$2,000	\$2,368
TOTAL OPERATING FUNDS	\$485,760	\$381,848	\$555,260	\$650,706	\$388,000	\$533,739

Utility Fund Expenses Worksheet

	2023 Am Budget	2023 YTD 3/31	2022 Budget	2022 Actual	2021 Budget	2021 Actual
Expenditures						
Operator Salaries	\$48,000	\$24,000	\$75,000	\$78,400	\$40,800	\$48,799
Engineer		\$1,510		\$600		\$3,410
Attorney				\$338		\$13,479
Contract Services	\$48,000	\$25,510	\$75,000	\$79,338	\$40,800	\$65,688
Office Supplies	\$1,500	\$1,234	\$1,500	\$1,960	\$2,200	\$1,061
Postage	\$1,500	\$57	\$1,500	\$2,384	\$1,250	\$1,542
Insurance	\$9,000	\$8,800	\$7,000	\$9,464	\$6,500	\$6,571
TCEQ Licensing Fees (Water)	\$1,000	\$598	\$2,000	\$598	\$700	\$1,848
TCEQ Licensing Fees (Sewer)	\$1,500	\$1,250	\$1,500	\$1,459	\$1,250	\$4,008
Computer and Software Licensing Fees	\$1,500	\$1,197	\$2,000	\$1,404	\$1,300	\$2,281
Sewer Scheduled Maintenance	\$10,000	\$2,400	\$10,000	\$19,353	\$10,000	\$7,724
Water Scheduled Maintenance	\$5,000	\$0	\$5,000	\$12,950	\$5,000	\$3,000
Laboratory (Sewer)	\$8,000	\$4,385	\$8,000	\$8,383	\$5,000	\$8,648
Laboratory (Water)	\$2,000	\$586	\$1,200	\$2,680	\$1,000	\$2,378
Electricity (Water)	\$20,000	\$8,877	\$15,000	\$22,622	\$15,000	\$17,826
Electricity (Sewer)	\$30,000	\$13,622	\$20,000	\$29,473	\$20,000	\$21,880
Payroll						
Administrative	\$91,000	\$43,006	\$74,700	\$112,730	\$69,200	\$78,767
Water Repairs	\$10,000	\$9,982	\$50,000	\$61,825	\$10,000	\$10,228
Sewer Repairs	\$10,000	\$6,956	\$10,000	\$24,026	\$10,000	\$11,480
Meter Set Fee	\$1,000	\$589	\$1,180	\$1,770	\$1,000	\$2,965
Water/Sewer Tap Install						
Public Works Supplies		\$1,473		\$485		
Water Equipment	\$5,000	\$1,569	\$5,000	\$8,482	\$5,000	\$6,075
Sewer Equipment						\$4,774
Chemicals (Water)	\$2,000	\$1,702	\$2,500	\$2,876	\$2,000	\$1,757
Chemicals (Sewer)	\$5,000	\$1,970	\$6,500	\$4,800	\$2,000	\$3,764
Sludge Removal (Sewer)	\$2,000	\$650	\$2,400	\$2,600	\$1,000	\$23,463
Sewer Line Camera				\$590		\$790
Repairs and Maintenance	\$35,000	\$24,891	\$77,580	\$107,454	\$31,000	\$65,296
Contingency Fund (miscellaneous)	\$2,000	\$312	\$2,000	\$2,458	\$2,000	\$3,006
Garbage Collections	\$63,000	\$31,745	\$55,000	\$61,329	\$55,000	\$60,716
Capital Improvements Water					\$47,000	\$5,430
Capital Improvements Sewer			\$28,000	\$55,061	\$50,000	\$43,523
CAPX ARPA		\$8,400	\$25,000	\$24,528		\$71,859
Capital Improvements Cap. Study				\$34,650		
Capital Improvements	\$0	\$8,400	\$53,000	\$114,239	\$97,000	\$120,812
TOTAL EXPENDITURES	\$239,000	\$133,864	\$337,280	\$477,548	\$295,000	\$394,285
Debt Servicing (Principle)	(\$25,000)	(\$25,000)				
Debt Servicing (Interest)	(\$174,113)	(\$87,306)		(\$65,965)		
DEBT SERVICE	(\$199,113)	(\$112,306)				
Transfers: Out						
Fee for Administrative Services	\$50,000	\$25,000	\$50,000	\$60,000	\$50,000	\$50,000
TOTAL EXPENDITURES	\$488,113	\$271,170	\$387,280	\$603,513	\$345,000	\$444,285