



## *Mayor's Letter*

November 15, 2021

**HALLOWEEN HAYRIDE AND TOWN PICNIC.** It was great to see everyone come out for our two big events. The trailers were full of trick-or-treaters ready to get a record amount of candy. Thanks to our drivers Councilman Matt Bissonnette, Mayor Pro-tem Darrell West, Dave Batchelder, and of course Gary Newsome.

**The Town Picnic** was a good time for everyone, with the petting zoo a big hit. The competition in the Chili Cookoff contest was hot and spicy. Third place went to Sumera Syed, second place was Keith Thomas, and the grand prize winner was Scott Vivian. Thanks to all those who participated. Both events were sponsored by the Lakewood Village Municipal Development District. Many thanks for another terrific job by the Board - President Linda Loudon, and members Robin West, Dave Batchelder, Larry King, and Linda Ruth.

**TREE DECORATING AND SANTA.** If you would like to help decorate our new Christmas Tree at Town Hall, we will provide snacks and drinks, you bring the decorating ideas. **November 21st at 2 p.m.**

**The Little Elm Fire Department** will be helping Santa drive through Lakewood Village on December 17th starting at 6:30. **The parade will start on Lakecrest** and will wind through town hitting each street. Come on out and see Santa - I hear that there was a surplus of Halloween candy that he needs to give to the children.

**DEVELOPMENT UPDATE.** As you could see from our many extra council meetings we have been busy with several new developments that all want to start simultaneously (naturally !). As of today, we are working on four new single-family residential projects and several unrelated annexations with landowners wanting to join LWV. There's so much going on that I can't fit it all in one update. So, I will start with the most recent council action and elaborate on the others over the next several newsletters as we move forward and finalize the details.

**At our November 10th Meeting,** the Council approved a second amendment to the developer agreement with CCD Development, LLC. On Friday, November 12th CCD signed an agreement with Taylor Morrison to construct **Phase Two of South Oak..** We have spent two long years working on the details of this project. Initially, the CCD land was split between Lakewood Village and Little Elm jurisdictions, with six acres inside the city of Little Elm. Following discussions with Little Elm, we agreed that the development should be under a single jurisdiction (Lakewood Village), with us providing all utilities. In the Spring, Little Elm de-annexed the land from their town and transferred jurisdiction to Lakewood Village. Little Elm did this without any compensation from LWV.

We have approved the developer agreement and concept plan for the new project. It will be 288 houses that are targeted primarily for entry-level homebuyers. Lots are 40, 50, and 60 feet wide, with typical production/tract homes. The development will **NOT** be annexed into Lakewood Village. Let me repeat - we have jurisdiction and we will be performing building inspections and permitting, **but they will remain OUTSIDE our town.** As part of the developer agreement, we have used our powers under Texas law and created a special tax district under the Texas PID act. This has absolutely nothing to do with the Town. The special district is only the land in the South Oak development. The developer has agreed to significant financial concessions to the Town that I will detail next month.

**There's never been a better time to be in Lakewood Village.**

Dr. Mark E. Vargus  
Mayor

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