

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**NOVEMBER 17, 2021**

**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  
Todd Strouse – Town Engineer  
Brittany Shake – Assistant Engineer

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

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 7:00 p.m. on Wednesday, November 17, 2021 at 260 E. Davis Street, Unit 100, McKinney, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the Pledge of Allegiance.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item B)**

No one requested to speak

**PUBLIC HEARING**

**(Agenda Item C)**

A public hearing was held 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

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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

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

**PUBLIC HEARING**

**(Agenda Item D)**

A public hearing was held 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.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item E)**

At 7:02 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: 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 Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt; 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 Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt

**RECONVENE:**

**(Agenda Item F)**

Mayor Vargus reconvened the regular session at 9:34 p.m. No action was taken.

**REGULAR AGENDA:**

**(Agenda Item G)**

**Consideration of Amendment of  
Development Agreement with Sam Hill and  
Little Elm Independent School District  
(Vargus)**

**(Agenda Item G.1)**

Mayor Vargus reviewed the proposed development amendment changes. Mayor Varus reviewed the revised exhibits, oversizing of lines, locking in of building permit and related fees, impact fees, tap fees, and other minor changes.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the amendment to the development agreement subject to the final sign-off by the Mayor on any minor changes. *The motion carried.*

**Consideration of Variance Request for Front  
Facing Garage at 710 Meadow Lake (Vargus)**

**(Agenda Item G.2)**

Mayor Vargus reported the original home was built prior to incorporation of the town which is how it was built with a flat roof. They are going to be changing the roofline and adding to the house but they need a variance for the new front facing garage. The consensus was the changes will enhance the value of the house and make it fit in with the neighboring houses.

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the variance request for a front facing garage at 710 Meadow Lake. *The motion carried.*

**Consideration of Resolution Accepting  
Annexation Petition (Ruth)**

**(Agenda Item G.3)**

Mayor Vargus reviewed the annexation process.

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

**Consideration of Kimley Horn Task Order  
for Eldorado Master Plan (Vargus)**

**(Agenda Item G.4)**

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to authorize the mayor to execute the engineering task order, with the exception of task #3 (video) for the Eldorado Master Plan. *The motion carried.*

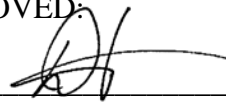
**ADJOURNMENT**

**(Agenda Item G)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 9:50 p.m. on Thursday November 10, 2021. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 13th day of January 2022.

APPROVED:



Darrell West  
Mayor Pro-Tem

ATTEST:

  
Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

