

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

MAY 8, 2014

Council Members:

Mike Schnittker, Mayor
Dr. Mark Vargus, Mayor Pro-Tem
Ken Guthrie - ABSENT
Clint Bushong
Carl Menckhoff, M.D.
Dave Getka

Town Staff:

Linda Asbell, TRMC, Town Secretary
W. Andy Messer, Town Attorney

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Schnittker called the Town Council to order at 7:04 p.m. on Thursday, May 8, 2014, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:

(Agenda Item A)

Mayor Schnittker led the pledge of allegiance

PROCLAMATION:

At this time Mayor Schnittker presented Officer Jeremy Oliver, Denton County Sheriff's Deputy, Texas Peace Officer, and Lakewood Village citizen with a proclamation naming May 13 – 19th 2012 as Police Week and May 15th 2012 as Peace Officer Memorial Day. Deputy Oliver thanked the Town Council and Staff and expressed his appreciation to the town for the proclamation stating that he is honored to receive this award on behalf of those dedicated officers that gave their lives in the line of duty.

EXECUTIVE SESSION:

(Agenda Item F)

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At 7:09 p.m. Mayor Schnittker recessed into executive session in compliance with Section 551.071, Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Harry Bizios

RECONVENE:

(Agenda Item G)

Mayor Schnittker reconvened into the regular session at 7:31 p.m.

MOTION: *No motion was made.*

**Consideration of Variance Request for
Front-Facing Garage and Masonry
Requirement at 320 Lakecrest.**

(Agenda Item E.1)

Darrell West discussed his request to build a front facing garage and use a cementeous type board material rather than masonry. Mr. West reported that he has spoken to his neighbors and provided letters from his neighbors to the Town Council.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Getka the Council voted four (4) “ayes” and no (0) “nays” to approve the variance for a front facing garage and masonry requirement. *The motion carried.*

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one asked to speak

PUBLIC HEARING:

(Agenda Item C)

A public hearing was held in compliance with Section 211.006 Local Government Code to give the public an opportunity to provide input on the proposed zoning ordinance. Mayor Schnittker opened the public hearing at 7:07.

Maggie Walloch stated that she had questions on sections and how they applied to her as current resident. Council explained that it does not apply retroactively but new zoning regulations would apply if the residence were to be expanded. Mrs. Walloch asked about new development and restrictions on size of lots and stated that she sees a benefit to developing faster with smaller homes rather than requiring larger lots and larger homes. Councilman Bushong explained the

zoning and re-zoning process. Mrs. Walloch asked for the reason to require a rear set-back and stated that she feels some of the new regulations in the proposed zoning ordinance are overly restrictive. She expressed concern that the residents would be required to maintain the open space. Council explained the town or developer would maintain common space and not individual property owners.

Dion Petaros stated that he supports rear setbacks. Mr. Petaros stated that he would like to discuss the regulation of “community homes” within the ordinance as an allowable home business. Mr. Petaros stated that he has some concerns about allowing a detached or freestanding carport.

Mayor Schnittker closed the public hearing at 7:53 p.m.

Consideration of Relocation of Mailboxes

(Agenda Item E.2)

Mayor Pro-Tem Vargus reported that the council previously approved a \$10,000 expenditure to move the mailboxes. Mayor Pro-Tem Vargus stated that a new plan has been proposed for a concrete slab that would have a covered pavilion roof.

REGULAR AGENDA:

(Agenda Item E)

Discussion of Zoning Ordinance

(Agenda Item E.3)

Councilman Bushong reviewed the changes made by Deputy Town Attorney Brenda McDonald. Council discussed defining the office of Director. There was some discussion on the Cumulative Effect statement in the ordinance. There was some discussion on nonconforming land and nonconforming lots. Council discussed abandonment of nonconforming uses. There was some discussion on the zoning map and the designation of minimum house sizes based on districts. There was some discussion on the front yard coverage regulations. Council reviewed the Residential Districts Development Standards Table. There was some discussion on parking regulations for in-home businesses. There was some discussion about the proposed landscape requirements, approved tree list, mandatory heights and density, etc. Council discussed screening wall regulations. There was some discussion about driveway requirements. Council expressed appreciation for the effort Councilman Bushong has put into creation and presentation of this ordinance.

**Consideration of Minutes of April 10, 2014
Council Meeting**

(Agenda Item E.5)

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Menckhoff the Council voted four (4) “ayes” and no (0) “nays” to approve the 2014 Comprehensive Plan as discussed. *The motion carried.*

PUBLIC HEARING: **(Agenda Item D)**

A public hearing was held in compliance with Section 212.002 Local Government Code to give the public an opportunity to provide input on the proposed subdivision ordinance. Mayor Schnittker opened the public hearing at 7:07.

No one asked to speak.

Discussion of Subdivision Ordinance **(Agenda Item E.4)**

This item was not discussed.

COUNCIL AND STAFF COMMENTS: **(Agenda Item G)**

Councilman Bushong reported that council would be receiving a Zoning Ordinance, Subdivision Ordinance, and a Development Handbook for their review and comments.

ADJOURNMENT **(Agenda Item H)**

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Menckhoff, council voted four (4) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 11:02 p.m. on Thursday, April 10, 2014. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 12th day of June 2014.

APPROVED

Mike Schnittker
MAYOR

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ATTEST:

Linda Asbell, TRMC
TOWN SECRETARY