



**LAKEWOOD VILLAGE TOWN HALL  
260 E. DAVIS STREET, UNIT 100  
MCKINNEY, TEXAS  
TOWN COUNCIL MEETING  
NOVEMBER 17, 2021 7:00 P.M.**

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**SPECIAL SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

**B. 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.

**C. PUBLIC HEARING** –A public hearing is scheduled 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 0.0057 acres of Denton County Parcel 205956, Lot 1 of Cardinal Ridge Estates.

**D. PUBLIC HEARING** –A public hearing is scheduled 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.

**E. 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. § 551.071(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. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Lakewood Village Partners; and,
3. § 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 Lakewood Village Partners.

**F. RECONVENE:** Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

**LAKEWOOD VILLAGE TOWN COUNCIL  
SPECIAL AGENDA  
NOVEMBER 17, 2021**

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**G. REGULAR AGENDA:**

1. Consideration of Amendment of Development Agreement with Sam Hill and Little Elm Independent School District (Vargus)
2. Consideration of Variance Request for front facing garage at 710 Meadow Lake (Vargus)
3. Resolution Accepting Annexation Petition (Ruth)
4. Consideration of Kimley Horn Task Order for Eldorado Master Plan (Vargus)

**H. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 5:45 p.m. on Friday, November 12, 2021.

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

**THE TOWN OF LAKEWOOD VILLAGE, TEXAS**

**RESOLUTION NO. 21-12**

**A RESOLUTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, RELATING TO THE C-3 VOLUNTARY PETITION FOR ANNEXATION OF CERTAIN TERRITORIES IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, TO WIT BEING ±0.0057 ACRES GENERALLY LOCATED ON ELDORADO PARKWAY 890 FEET SOUTH OF CARDINAL RIDGE LANE AND DESCRIBED AS DENTON COUNTY PARCEL 205956, LOT 1 OF CARDINAL RIDGE ESTATES; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN; CALLING A PUBLIC HEARING REGARDING ANNEXATION, DIRECTING NOTICES OF PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lakewood Village is a Type A General-Law municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code (the "Act") and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, legal descriptions of the area proposed to be annexed is attached hereto as Exhibit "A" and is geographically depicted in Exhibit "B", both of which are attached hereto and incorporated herein as if written word for word (together the "Area"); and

**WHEREAS**, the Town received a petition requesting voluntary annexation from the owner of the Area (the "Owner") containing all elements required by Section 43.0671 of the Act (the "Petition"); and

**WHEREAS**, the Town Council directs publication, mailing and distribution of notice(s) for a public hearing, as required by the Act, to consider the annexation of the Area; and

**WHEREAS**, all required statutory notices and procedures related to the Petition in Chapter 43 of the Act have been accomplished; and

**WHEREAS**, in accordance with Chapter 43 of the Act, a Written Service Agreement for the Area was entered by and between the Town and the Owner; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has determined that the Area to be annexed, as set forth in the Petition, is located within the extraterritorial jurisdiction of the Town; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has investigated into, has determined, and officially finds that no part of the Area is within the extraterritorial jurisdiction of any other incorporated town or town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:**

**SECTION 1**  
**INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct, are incorporated herein, are legislative findings of the Town Council, and are made a part hereof for all purposes.

**SECTION 2**  
**CALLING OF PUBLIC HEARING AND PROVIDING NOTICES**

A. Calling of Public Hearings. The Town Council hereby calls a public hearing about annexation of the Area, at which members of the public shall be given an opportunity to be heard, at **LAKEWOOD VILLAGE TOWN HALL, 100 HIGHRIDGE DRIVE, LAKEWOOD VILLAGE, TEXAS** at on the following date and time:

December 9, 2021 at 7:00 p.m.

The ordinance annexing the Area may be adopted immediately following the public hearing called above.

B. Notice of Public Hearing. The Town Secretary is hereby authorized and directed to cause notice of the public hearing called by Section 2.A. to be sent to; (i) property owners in the Area, (ii) any school district or public entity providing services to the Area, and (iii) any railroad having right-of-way in the Area, at least 11 days, but no more than 20 days, before the date of the public hearing. In addition, such notice shall be posted on the Town's website and published once in a newspaper having general circulation in the Town and in the Area at least 11 days, but not more than 20 days, before the date of the public hearing.

**SECTION 3**  
**SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this resolution, or application thereof to any land, property, person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution, and the Town Council hereby declares it would have passed such remaining portions of this resolution despite such invalidity, which remaining portions shall remain in full force and effect. The Town Council hereby declares that if there is

an error in any call or description in Exhibit “A”, the Town Council would have included all remaining Area having correct calls or descriptions and or would have corrected the call or description to include the entire intended Area in this resolution.

**SECTION 4**  
**EFFECTIVE DATE**

This Resolution shall take effect immediately upon its passage.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN  
OF LAKEWOOD VILLAGE, TEXAS, on this 10<sup>th</sup> day of November, 2021.**

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Dr. Mark E. Vargus  
Mayor

ATTEST:

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

**Exhibit “A”**  
**LEGAL DESCRIPTION OF AREA**

To be provided by CCD

**Exhibit "B"**  
**DEPICTION OF AREA**



**THE TOWN OF LAKEWOOD VILLAGE, TEXAS**

**RESOLUTION NO. 21-14**

**A RESOLUTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, RELATING TO THE C-3 VOLUNTARY PETITION FOR ANNEXATION OF CERTAIN TERRITORIES IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, TO WIT BEING LOTS 55 THROUGH 67 AND 94 OF ROCKY SHORE, A SUBDIVISION TO DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 2, PAGE 172 OF THE PLAT RECORDS OF DENTON COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN; CALLING A PUBLIC HEARING REGARDING ANNEXATION, DIRECTING NOTICES OF PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lakewood Village is a Type A General-Law municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code (the "Act") and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, legal descriptions of the area proposed to be annexed is attached hereto as Exhibit "A" and is geographically depicted in Exhibit "B", both of which are attached hereto and incorporated herein as if written word for word (together the "Area"); and

**WHEREAS**, the Town received a petition requesting voluntary annexation from the owner of the Area (the "Owner") containing all elements required by Section 43.0671 of the Act (the "Petition"); and

**WHEREAS**, the Town Council directs publication, mailing and distribution of notice(s) for a public hearing, as required by the Act, to consider the annexation of the Area; and

**WHEREAS**, all required statutory notices and procedures related to the Petition in Chapter 43 of the Act have been accomplished; and

**WHEREAS**, in accordance with Chapter 43 of the Act, a Written Service Agreement for the Area was entered by and between the Town and the Owner; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas has determined that the Area to be annexed, as set forth in the Petition, is located within the extraterritorial jurisdiction of the Town; and



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**SECTION 4**  
**EFFECTIVE DATE**

This Resolution shall take effect immediately upon its passage.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN  
OF LAKEWOOD VILLAGE, TEXAS, on this 17<sup>th</sup> day of November 2021.**

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Dr. Mark E. Vargus  
Mayor

ATTEST:

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

**Exhibit “A”**  
**LEGAL DESCRIPTION OF AREA**

To be provided by Southern C-Store Corporation

[illegible]



## VARIANCE REQUEST

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

### BUILDING DEPARTMENT

REVISED: 10/09/2014

#### APPLICANT / OWNER

Applicant Name Esteban Vilchez	Address 223 Thoroughbred St
Day Time Telephone 8087549020	Waxahachie, TX 75165
Email esteban@mavconstructionllc.com	
Owner Name Melissa Baker	Address 710 Meadow Lake Dr,
Day Time Telephone 8087549020	Lakewood Village, TX 75068
Email esteban@mavconstructionllc.com	

#### PROPERTY

Address or General Location 710 Meadow Lake Dr, Lakewood Village, TX 75068	
Legal Description (If Platted)	
Lot Size <input type="checkbox"/> Square Feet OR <input type="checkbox"/> Acres See plans	Zoning Classification Residential
Existing Use of Land and/or Building(s) Residential	

#### REQUESTED VARIANCE

Variance to Section(s) of the Ordinance
Current Ordinance Requirement(s) Side garage
Requested Variance(s) Front Facing garage Reasons: Lot size is irregular, 7 other front facing garages on the same street, and the house is getting a major uplift to match the rest of the neighborhood



## BUILDING DEPARTMENT

# VARIANCE REQUEST

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

*Esteban Vilchez*

Date

11/9/21



**BUILDING DEPARTMENT**

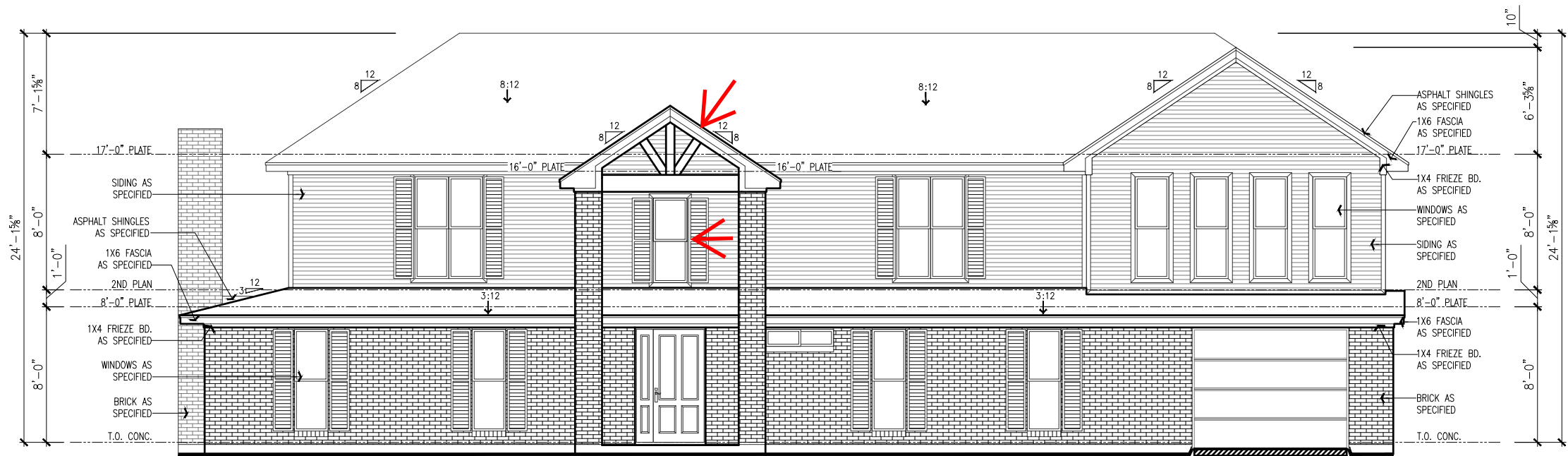
**VARIANCE REQUEST**

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

REVISED: 10/09/2014

**TOWN USE ONLY**

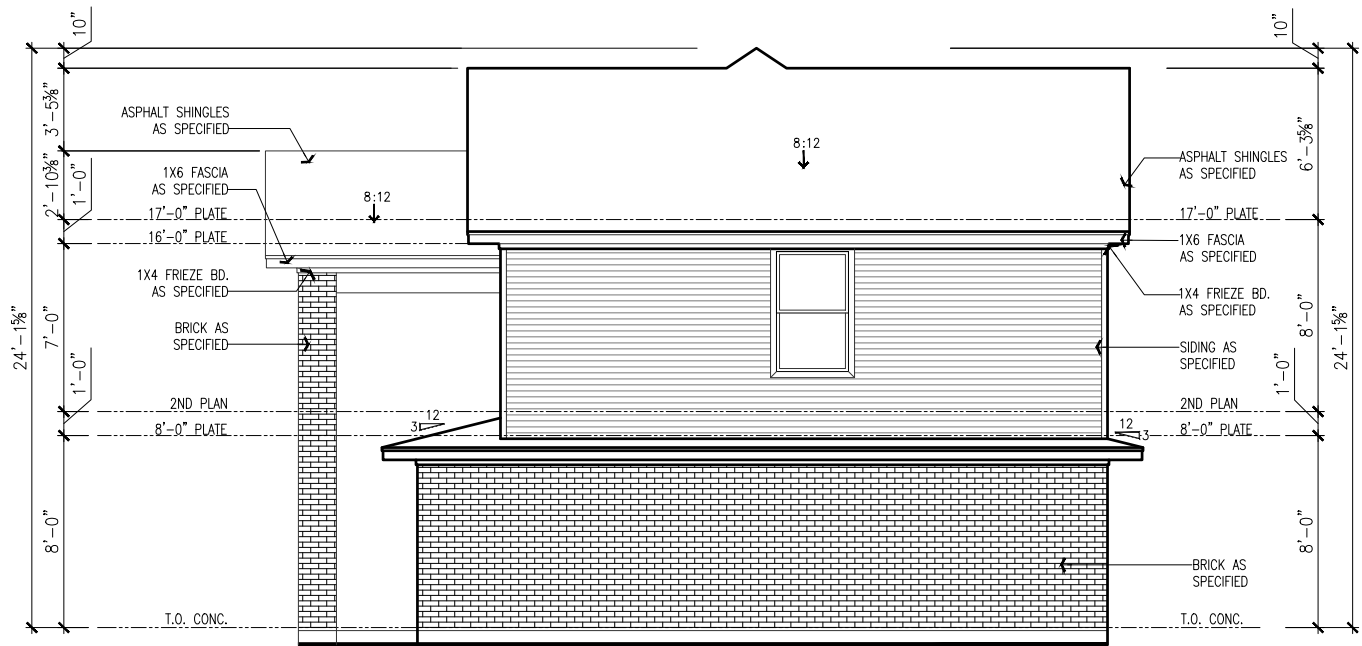
Received By Linda Ruth	Receipt Number N/A
Date Submitted 11/09/2021	Case Number N/A
Date Notices Mailed N/A	Date Notice Published 11/12/2021
Town Council Meeting Date November 17, 2021	
Decision	
Conditions	



1  
A2.00

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2  
A2.00

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



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9304 FOREST LN. SUITE N274, DALLAS, TX 75243

TEL. +1(214) 462 0683 [www.jdrivero.com](http://www.jdrivero.com)

OWNER:

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ADDRESS:

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No	DATE	REVISION	APPROVED

REVISIONS

NAME SHEET:	NAME SHEET:
FRONT & RIGHT SIDE ELEVATION	---
	NAME SHEET:
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ADDRESS:

710 Meadow Lake Dr Lakewood Village TX  
75068

PROJECT:

REMODEL/ADDITION

DATE:	SCALE:	SHEET:
09/23/2021	1/8" = 1'-0"	A2.00

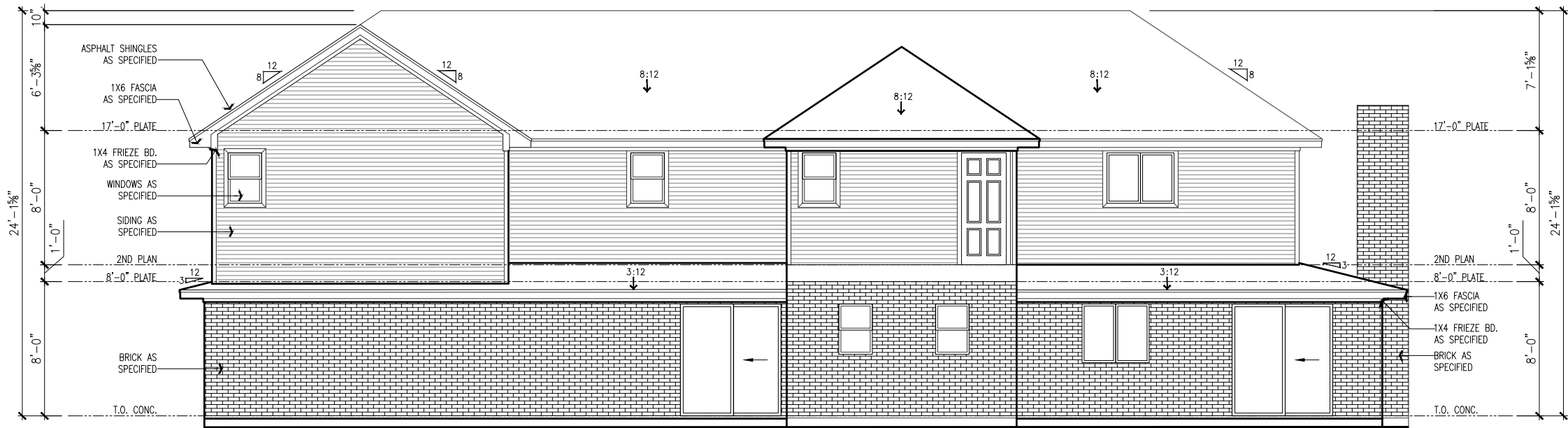
THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY OF THESE PLANS.

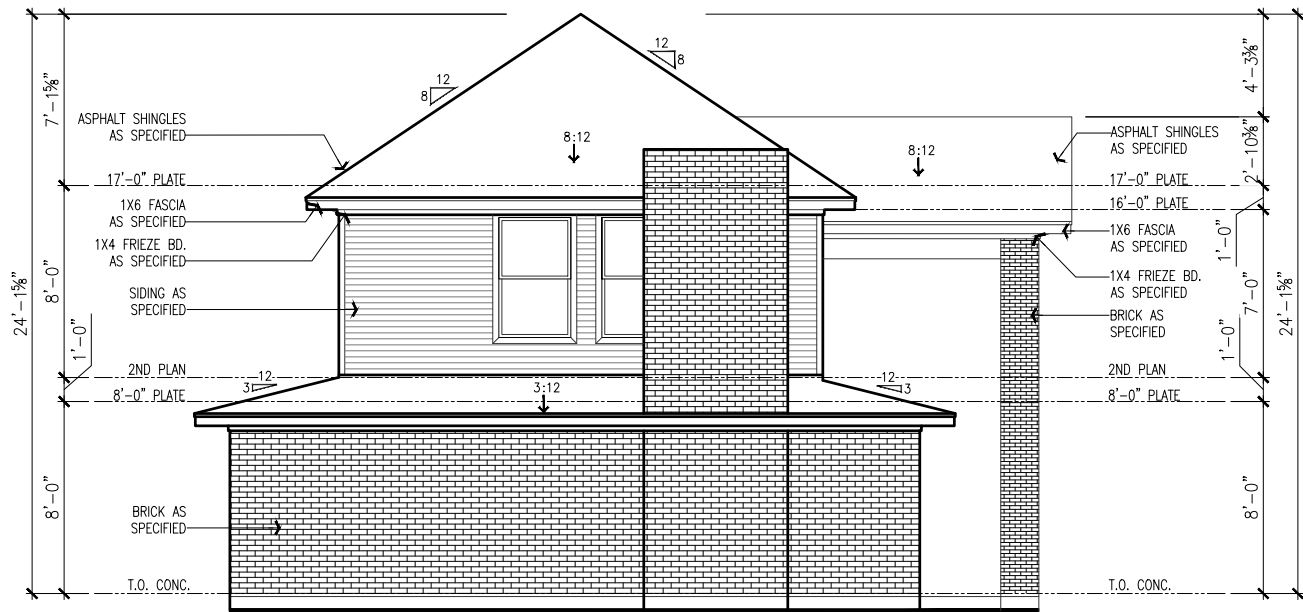
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS, HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, JD RIVERO INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS BUILDING ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.






1 REAR ELEVATION  
A2.01 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A2.01 SCALE: 1/8" = 1'-0"



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TEL. +1(214) 462 0683 [www.jdrivero.com](http://www.jdrivero.com)

OWNER:	ADDRESS:
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No	DATE	REVISION	APPROVED

REVISIONS		
NAME SHEET:		NAME SHEET:
REAR & LEFT SIDE ELEVATIONS		---
		NAME SHEET:
		---

ADDRESS:		
710 Meadow Lake Dr Lakewood Village TX 75068		
PROJECT:		
REMODEL/ADDITION		
DATE:	SCALE:	SHEET:
09/23/2021	1/8" = 1'-0"	A2.01

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