



**LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS  
TOWN COUNCIL MEETING  
JUNE 9, 2022 7:00 P.M.**

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**REGULAR SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

- A. PRESENTATION OF COLORS & PLEDGE TO THE FLAG:** Scouts BSA Troup 45
- B. PRESENTATIONS:** Certificates of Election and Administration of Oaths of Office to Re-Elected Council Members.
- 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 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 4.7860 acre tract of land described as A0339A C.C Dickson, TR (1), 4.786 Acres; and being all that certain tract or parcel of land situated in Denton County, Texas with the legal description as follows: 4.6960 acre tract of land described as A0339A C.C Dickson, TR 1(N), 44696 Acres.
- 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 May 12, 2022 Council Meeting (Ruth)
  - 2. Resolution Naming the Denton Record Chronicle as the Official Newspaper (Ruth)
  - 3. Variance for 650 Highridge Drive for front facing garage (Ruth)
- F. REGULAR AGENDA:**
  - 1. Consideration of Election of Mayor Pro-Tem (Asbell)
  - 2. Discussion of Dark Sky Regulations (Ruth)
  - 3. Consideration of Tax Ceiling Ordinance (Vargus)
  - 4. Consider and act upon a resolution of the Town of Lakewood Village, Texas, accepting a petition seeking the dissolution of the existing Lakewood Village Public Improvement District No. 1, and calling for a public hearing for the Town Council's June 30, 2022 special

**LAKEWOOD VILLAGE TOWN  
COUNCIL  
REGULAR AGENDA  
JUNE 9, 2022**

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meeting

5. Consider and act upon a resolution of the Town of Lakewood Village, Texas, accepting a petition seeking the creation of the Lakewood Village Public Improvement District No. 1 within the extraterritorial jurisdiction of the Town and calling for a public hearing for the Town Council's June 30, 2022 special meeting

**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, Project Lakewood Village Partners, Project Slade Rock, Project Lightning Bolt; 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 and zoning standards; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

**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 6:00 p.m. on Monday, June 6, 2022.

  
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.

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**MAY 12, 2022**

**Council Members:**

Dr. Mark Vargus, Mayor  
Darrell West – Mayor Pro-Tem  
Clint Bushong  
Serena Lepley – Arrived at 7:18 p.m.  
Matt Bissonnette  
Eric Farage – Arrived at 7:18 p.m.

**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, May 12, 2022 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:**

**(Agenda Item B)**

No one requested to speak.

**REGULAR AGENDA:**

**(Agenda Item C.**

**Discussion on Development Engineering  
(Vargus)**

**(Agenda Item C.1)**

Mayor Vargus introduced Kevin Ware of KJE Engineering. Mr. Ware reviewed his background and qualifications. Mr. Ware stated his goal is to protect the town's interests and work with developers in a hands-on manner. Mr. Ware stated his firm will review the current town ordinances and make recommendations for any needed changes or updates. There was some discussion about processing of development submittals.

**Consideration of Variance on Front Set-Back  
for 595 Melody Lane (Vargus)**

**(Agenda Item B.2)**

Mayor Vargus reported 595 Melody Lane is the lot next to the Stowe Lane connector. The lot is irregularly shaped and would typically be required to maintain a front yard setback of 30 feet along both Melody Lane and Stowe Lane. The setback that is requested to be adjusted is along Stowe Lane. Council discussed requiring a setback of 30 feet at Melody Lane and allow no less than 20 feet off of the property line facing Stowe Lane.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted three (3) “ayes”, no (0) “nays” to approve variance as discussed on the set-back for 595 Melody Lane. *The motion carried.*

**Consideration of Speed Limit Ordinance  
(Vargus)**

**(Agenda Item C.3)**

Councilman Farage and Councilwoman Lepley took their places at the dais at 7:18 p.m.

Mayor Vargus reported that the speed limit signs were removed during the road project and need to be replaced. There was some discussion about placing speed limit signs on Highridge Drive, Melody Lane, Stowe Lane, and Lakecrest Drive.

**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve Speed Limit Ordinance. *The motion carried.*

Mayor Vargus left the dais.

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

**(Agenda Item C.4)**

Mayor Pro-Tem West reviewed the request for annexation.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the resolution accepting the annexation petition for 4.7860 acre tract of land described as A0339A C.C Dickson, Tr(1), 4.786 acres; and a 4.6960 acre tract of land described as A0339A C.C Dickson, Tr 1(N), 4.696 acres and setting a public hearing. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
MAY 12, 2022**

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Mayor Vargus returned to the dais

**Consideration of Minutes of April 14, 2022  
Council Meeting (Ruth)**

**(Agenda Item C.5)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the minutes of the April 14, 2022 council meeting. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item D)**

At 7:24 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. § 551.071(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
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

**RECONVENE:**

**(Agenda Item E)**

Mayor Vargus reconvened the regular session at 7:57 p.m. No action was taken.

**ADJOURNMENT**

**(Agenda Item F)**

**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 7:58 p.m. on Thursday May 12, 2022. The motion carried.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
MAY 12, 2022**

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These minutes approved by the Lakewood Village Town Council on the 9th day of June 2022.

APPROVED:

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Darrell West  
MAYOR PRO-TEM

ATTEST:

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Linda Ruth, TRMC, CMC  
TOWN SECRETARY



**THE TOWN OF LAKEWOOD VILLAGE, TEXAS**

**RESOLUTION NO. 22-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF  
LAKEWOOD VILLAGE, TEXAS, DESIGNATING THE LITTLE  
ELM JOURNAL AS THE OFFICIAL TOWN NEWSPAPER.**

**WHEREAS**, Local Government Code § 52.004 requires that a municipality shall contract with and name an official newspaper; and,

**WHEREAS**, The Denton Record Chronicle meets the statutory requirements of eligibility for designation as an official newspaper.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE  
TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT THE DENTON RECORD  
CHRONICLE IS DESIGNATED THE OFFICIAL NEWSPAPER OF THE TOWN OF  
LAKEWOOD VILLAGE.**

PASSED, APPROVED, AND RESOLVED this 9<sup>th</sup> day of June 2022.

APPROVED:

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Dr. Mark E. Vargus,  
Mayor

ATTEST:

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Linda Ruth, TRMC, CMC  
Town Secretary



**BUILDING DEPARTMENT****VARIANCE REQUEST**

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

REVISED: 10/09/2014

**APPLICANT / OWNER**

Applicant Name	Address
Sakar Pokhrel /Ana Gonzalez	1409 N Zang Blvd #322
Day Time Telephone	
9566398277 / 4698792608	Dallas TX 75203
Email	
ana.y.glz@gmail.com	
Owner Name	Same as Applicant? <input checked="" type="checkbox"/> Yes
Day Time Telephone	Address
Email	

**PROPERTY**

Address or General Location	
650 Highridge DriveLakewood Village, TX 75068	
Legal Description (if Platted)	
Lot Size	Zoning Classification
<input type="checkbox"/> Square Feet OR <input checked="" type="checkbox"/> Acres	Residential
.45 acres	
Existing Use of Land and/or Building(s)	
Residential	

**REQUESTED VARIANCE**

Variance to Section(s) of the Ordinance
Current Ordinance Requirement(s)
No garage door can be in the front
Requested Variance(s)
Change Garage door location to the front, as it is very difficult for cars to get in or out of the current location.





## BUILDING DEPARTMENT

# VARIANCE REQUEST

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[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 	Date 6/2/2022
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**BUILDING DEPARTMENT**

**VARIANCE REQUEST**

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillage.tx.us](mailto:linda@lakewoodvillage.tx.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	





**Project Name:**  
650 High Ridge Dr Renovation

**Project Location:**  
650 High Ridge Dr  
Little Elm, TX 75068

**Project Owner:**  
Sakar Pokhrel  
Ana Gonzalez  
Phone: 469 879 2608  
Phone: 956 639 8277  
ana.glz@gmail.com

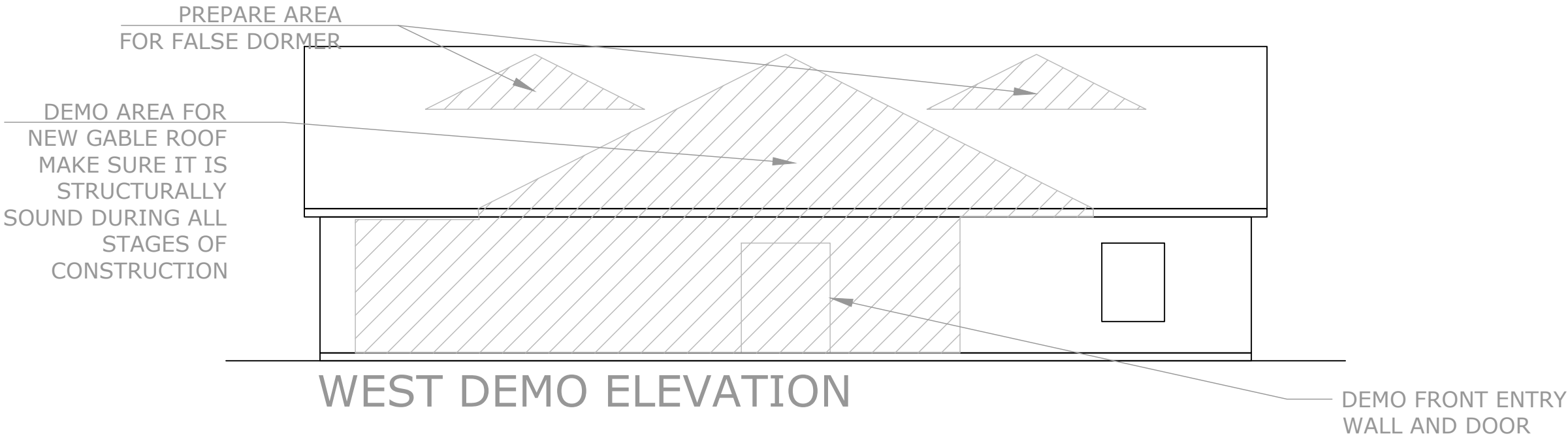
**Project Architect:**  
Jacob Haynes  
Phone: 817 995 7523  
jacobhaynes@hotmail.com

**Drawing Title:**  
**EXISTING  
SITE PLAN**

**Drawing Scale:**  
**1/32"=1'-0"**

**Drawing Number:**

**01**



Project Name:  
650 High Ridge Dr Renovation

Project Location:  
650 High Ridge Dr  
Little Elm, TX 75068

Project Owner:  
Sakar Pokhrel  
Ana Gonzalez  
Phone: 469 879 2608  
Phone: 956 639 8277  
ana.glz@gmail.com

Project Architect:  
Jacob Haynes  
Phone: 817 995 7523  
jacobhaynes@hotmail.com



Drawing Title:  
**WEST  
ELEVATIONS**

Drawing Scale:  
**1/8"=1'-0"**  
Drawing Number:

**11**

**TOWN OF LAKEWOOD VILLAGE  
ORDINANCE NO. 22-XX**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, LIMITING TAXES IMPOSED ON THE ELDERLY AND DISABLED, BY IMPOSING A TAX CEILING ON THE MUNICIPAL TAXES PAID BY THOSE PERSONS SIXTY-FIVE (65) YEARS OF AGE OR OLDER OR DISABLED ON THEIR HOMESTEADS, IN ACCORDANCE WITH ARTICLE VIII, SECTION 1-B(H) OF THE TEXAS CONSTITUTION AND SECTION 11.261 OF THE TEXAS TAX CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas, has the authority conferred by Texas Constitution Article VIII, Section 1-b(h), and Section 11.261 of the Texas Tax Code, as amended, to provide a limitation of municipal taxes imposed on homesteads of the disabled and elderly, or a tax ceiling; and

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas, finds and determines that a limitation of municipal taxes, or tax ceiling should be granted to the elderly and disabled in accordance with Article VIII, Section 1-b(h) of the Texas Constitution and Section 11.261 of the Texas Tax Code.

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

**SECTION 1.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2. Limitation on taxes imposed or tax ceiling on the elderly and disabled.**

- (a) The total ad valorem taxes imposed by the town on the residence homestead of a qualifying individual sixty-five (65) years of age or older, or of a disabled individual, shall not be increased to an amount which exceeds the total amount of ad valorem taxes imposed on that individual's residence homestead in tax year 2022, or the first year that individual qualified that residence homestead for the exemption provided by Section 11.13(c) of the Texas Tax Code, whichever year is later. If the individual qualified that residence homestead for the exemption after the beginning of that first year and the residence homestead remains eligible for the exemption for the next year, and if the taxes imposed on the residence homestead in the next year are less than the amount of taxes imposed in that first year, the taxes imposed may not be subsequently increased on the residence homestead above the amount imposed in the year immediately following the first year in which the individual qualified that residence homestead for the exemption.
- (b) However, if an individual makes improvements to the individual's residence homestead, other than repairs and other than improvements required to comply with governmental

requirements, the town may increase the amount of taxes on the homestead in the first year the value of the homestead is increased on the appraisal roll because of the enhancement of value by the improvements. The amount of the tax increase is determined by applying the current tax rate to the difference between the appraised value of the homestead with the improvements and the appraised value it would have had without the improvements. A limitation provided by this section then applies to the increased amount of ad valorem taxes on the residence homestead until more improvements, if any, are made.

- (c) The limitation granted herein shall expire if on January 1 of any tax year:
  - (1) None of the owners of the structure who qualify for the exemption provided by Section 11.13(c) of the Texas Tax Code for an individual 65 years of age or older or a disabled individual and who owned the structure when the limitation provided by this section first took effect is using the structure as a residence homestead; or
  - (2) None of the owners of the structure qualifies for the exemption provided by Section 11.13(c) of the Texas Tax Code for an individual 65 years of age or older or a disabled individual.
- (d) If an individual who qualifies for a limitation on ad valorem taxes under this section dies, the surviving spouse of the individual is entitled to the limitation on the residence homestead of the individual if:
  - (1) The surviving spouse is disabled or is 55 years of age or older when the individual dies; and
  - (2) The residence homestead of the individual is the residence homestead of the surviving spouse on the date that the individual dies, and remains the residence homestead of the surviving spouse.
- (e) The provisions of Section 11.261 of the Texas Property Tax Code applicable to limitations on ad valorem taxes to qualifying individuals sixty-five (65) years of age or older or to disabled individuals shall govern the administration, transfer, expiration, and application of the limitation granted in this section.”

**SECTION 3.** If any section, article paragraph, sentence, clause, phrase or word in this Ordinance, or application thereto any persons or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That all provisions of the Ordinances of the Town of Lakewood Village, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby amended, repealed, and all other provisions of the Ordinances of the Town not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas this the 9th day of June, 2022.

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Dr. Mark E. Vargus  
Mayor

**ATTESTED:**

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Linda Ruth, TRMC, CMC  
Town Secretary



**TOWN OF LAKEWOOD VILLAGE, TEXAS  
RESOLUTION NO. 22-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ACCEPTING A PETITION TO DISSOLVE THE LAKEWOOD VILLAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 SUBJECT TO THE CREATION OF A NEW PUBLIC IMPROVEMENT DISTRICT FOR THE SANCTUARY DEVELOPMENT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE; AND CALLING FOR A PUBLIC HEARING REGARDING THE PROPOSED DISSOLUTION; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE TOWN SECRETARY OF LAKEWOOD VILLAGE, TEXAS REGARDING THE PUBLIC HEARING.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “*Act*”) authorizes the creation of public improvement districts; and

**WHEREAS**, on April 14, 2022, the Town Council (the “*Town Council*”) of the Town of Lakewood Village, Texas (the “*Town*”) authorized the creation of The Lakewood Village Public Improvement District No. 1 (the “*District*”) by approving Resolution No. 22-09 in accordance with the Act; and

**WHEREAS**, on June 7, 2022, the owners of real property in the District delivered to the Town of Lakewood Village, Texas a petition (the “*Dissolution Petition*”), which is attached hereto as **Exhibit A** and is incorporated herein for all purposes, requesting the Town Council dissolve the District, subject to the creation of a new public improvement district for The Sanctuary development consisting of approximately 70.16 acres as described in that certain “*Petition for the Creation of a Public Improvement District within the Extraterritorial Jurisdiction of Lakewood Village, Texas, for The Sanctuary Development*”; and

**WHEREAS**, the Dissolution Petition was signed by: (i) the owners of taxable real property representing more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, as determined by the current roll of the Denton Central Appraisal District, and (ii) the record owners of real property who: (A) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment within the District; or (B) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment; and

**WHEREAS**, as provided by Section 372.011 of the Act, the Town Council may hold a public hearing on the advisability of dissolving the District in the same manner as a public hearing under Section 372.009 of the Act if a petition requesting dissolution meeting the requirements of the Act is filed in accordance with the Act; and

**WHEREAS**, the Town Council wishes to accept the Dissolution Petition and call a public hearing on the advisability of dissolving the District subject to the creation of a new public improvement district for The Sanctuary development.



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

**Section 1.** The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

**Section 2.** Town staff reviewed the Dissolution Petition and determined that the same complied with the requirements of the Act; and, the Town Council accepts the Dissolution Petition. The Dissolution Petition is filed in the office of the Town Secretary and is available for public inspection.

**Section 3.** The Town Council calls a public hearing to be scheduled at or after 6:00 p.m. on June 30, 2022, to be held at 100 Highridge Drive, Lakewood Village, Texas on the advisability of dissolving the District subject to creation of a new public improvement district for The Sanctuary development. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the dissolution of the District. Following adjournment of the public hearing the Town Council may dissolve the District.

**Section 4.** The Town Council hereby authorizes and directs the Town Secretary, on or before June 14, 2022, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the Town and in the part of the extraterritorial jurisdiction in which the District is located; and, (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

**Section 5.** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Town Council hereby determines that it would have adopted this Resolution without the invalid provision.

**Section 6.** This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

*[Remainder of page left blank intentionally.]*

**PASSED AND APPROVED THIS THE 9<sup>TH</sup> DAY OF JUNE, 2022.**

**TOWN OF LAKEWOOD  
VILLAGE, TEXAS**

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**Dr. Mark E. Vargus**  
**Mayor**

**ATTESTED:**

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**Linda Ruth, TRMC, CMC**  
**Town Administrator/Town Secretary**



**EXHIBIT A**  
**DISSOLUTION PETITION**

**EXHIBIT B**  
**TOWN OF LAKEWOOD VILLAGE, TEXAS**  
**NOTICE OF PUBLIC HEARING REGARDING THE DISSOLUTION OF A**  
**PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Sections 372.009(c) and (d) and Section 372.011 of the Texas Local Government Code, as amended, notice is hereby given that the Town Council of the Town of Lakewood Village, Texas (“Lakewood Village”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Taylor Morrison of Texas, Inc., a Texas corporation, (the “Petitioner”), requesting that Lakewood Village dissolve the existing Lakewood Village Public Improvement District No. 1 (the “District”) that was created by Resolution No. 22-09 adopted on April 14, 2022 so that Lakewood Village may create a new public improvement district for The Sanctuary development to allow for the construction and installation of additional projects necessary to serve a new district expected to be created. The Petition is available for inspection during normal business hours at the Town Hall of Lakewood Village, 100 Highridge Drive, Lakewood Village, Texas.

**Time and Place of the Hearing.** The public hearing will start at or after 6:00 p.m. on June 30, 2022 at 100 Highridge Drive, Lakewood Village, Texas 75068.

**TOWN OF LAKEWOOD VILLAGE, TEXAS  
RESOLUTION NO. 22-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ACCEPTING A PETITION TO CREATE THE LAKEWOOD VILLAGE PUBLIC IMPROVEMENT DISTRICT NO. 1; CALLING FOR A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE LAKEWOOD VILLAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE TOWN SECRETARY OF LAKEWOOD VILLAGE, TEXAS REGARDING THE PUBLIC HEARING.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “*Act*”) authorizes the creation of public improvement districts; and

**WHEREAS**, on June 7, 2022, the owners of real property delivered to the Town of Lakewood Village, Texas (the “*Town*”) a petition for the property described in Exhibit A thereto (the “*Petition*”, which is attached as **Exhibit A** and incorporated herein for all purposes) meeting the requirements of the Act and indicating: (i) the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owners of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the District have executed the Petition requesting that the Town Council create the Lakewood Village Public Improvement District No. 1 (the “*District*”); and

**WHEREAS**, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution creating the District, the Town Council must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the Town.

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

**Section 1.** The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

**Section 2.** Town staff reviewed the Petition and determined that same complied with the requirements of the Act and the Town Council accepts the Petition. The Petition is filed with the office of the Town Secretary and is available for public inspection.

**Section 3.** The Town Council calls a public hearing to be scheduled at or after 6:00 p.m. on June 30, 2022, to be held at 100 Highridge Drive, Lakewood Village, Texas on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the Town. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

**Section 4.** The Town Council hereby authorizes and directs the Town Secretary, on or before June 14, 2022, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the Town and in the part of the extraterritorial jurisdiction in which the District is located; and, (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

**Section 5.** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Town Council hereby determines that it would have adopted this Resolution without the invalid provision.

**Section 6.** This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

*[Remainder of page left blank intentionally.]*

**PASSED AND APPROVED THIS THE 9<sup>TH</sup> DAY OF JUNE, 2022.**

**TOWN OF LAKEWOOD VILLAGE,  
TEXAS**

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**Dr. Mark E. Vargus**  
**Mayor**

**ATTESTED:**

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**Linda Ruth, TRMC, CMC**  
**Town Administrator/Town Secretary**



**EXHIBIT A**  
**PETITION FOR CREATION**



## EXHIBIT B

### TOWN OF LAKEWOOD VILLAGE, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the Town Council of the Town of Lakewood Village, Texas (“Lakewood Village”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Taylor Morrison of Texas, Inc., a Texas corporation (the “Owner”), requesting that Lakewood Village create the Lakewood Village Public Improvement District No. 1 (the “District”) to include property owned by the Owner.

**Time and Place of the Hearing.** The public hearing will start at or after 6:00 p.m. on June 30, 2022 at 100 Highridge Drive, Lakewood Village, Texas 75068.

**General Nature of the Proposed Authorized Capital Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the “Act”), that are necessary for the development of the property within the District, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (8) payment of expenses related to the establishment of the District; (9) payment of expenses related to the collection of the assessments, including annual installments thereof; and (10) payment of expenses related to financing items (1) through (9), which may include, but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property within the District (collectively, the “Authorized Capital Improvements”). These Authorized Capital Improvements shall promote the interests of the Town and confer a special benefit on the property within the District.

**Estimated Cost of the Authorized Capital Improvements.** The estimated cost to design, acquire and construct the Authorized Capital Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Capital Improvements is \$20,000,000.

**Proposed District Boundaries.** The District is proposed to include approximately 70.16 acres of land currently located within the extraterritorial jurisdiction of the Town, generally located south of Cardinal Ridge Lane, east of Lake Lewisville, and west of Eldorado Parkway, as more particularly described by a metes and bounds description available at Lakewood Village Town Hall located at 100 Highridge Drive, Lakewood Village, Texas 75068 and available for public inspection during regular business hours.

**Proposed Method of Assessment.** Lakewood Village shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Capital Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Capital Improvements (including interest).

**Proposed Apportionment of Cost between the District and Lakewood Village.** Lakewood Village will not be obligated to provide any funds to finance the Authorized Capital Improvements, other than from assessments levied on the District property. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.