



**CITY OF EL LAGO
PLANNING & ZONING COMMISSION
411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586
SEPTEMBER 29, 2022 – 6:30 P.M.**

NOTICE is hereby given that the Planning and Zoning Commission of the City of El Lago, County of Harris, State of Texas, will hold a meeting at six thirty (6:30) PM on September 29, 2022 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, with respect to the following:

AGENDA

1. CALL TO ORDER

2. DECLARATION OF A QUORUM

3. CITIZEN COMMENTS

Citizens are invited to speak for up to three (3) minutes on items on items relating to the meeting

4. CONSENT AGENDA

4.1 Approve minutes from the meeting of August 24, 2022.

5. NEW BUSINESS

5.1 Receive a presentation and update from the City Engineer regarding the “Marina at El Lago final plat” located near 4445 NASA Road 1, El Lago, Texas (formerly the Landing Condominiums).

5.2 Consider/Approve final plat for the 6.7 acres of primarily undeveloped property generally located at 4445 NASA Road 1, El Lago, Texas (formerly the Landing Condominiums), submitted by Timothy Leppard of PALT, Inc., 18101 Sandy Cove, Houston, Texas, 77058.

6. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of El Lago will provide for reasonable accommodations for persons attending City Council Meetings. Requests should be received 48 hours prior to the meetings. Please contact the City office at 281-326-1951.

I CERTIFY THAT A COPY OF THIS NOTICE OF THE CITY COUNCIL MEETING FOR THE DATE LISTED ABOVE WAS POSTED AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS, AT LEAST 72 HOURS IN ADVANCE OF THE MEETING, PER THE TEXAS OPEN MEETINGS ACT.

Rachel Lewis, City Secretary



**MINUTES OF THE CITY OF EL LAGO
PLANNING & ZONING COMMISSION
MEETING HELD ON
AUGUST 24, 2022 AT 6:30 P.M.**

1. CALL TO ORDER

The meeting was called to order
by Joe Neigut at 6:47pm

2. DECLARATION OF A QUORUM

A quorum was declared. Members in
attendance were Joe Neigut, Al Strahan,
Jon Vernon, and Randy Roof

3. CITIZEN COMMENTS

Citizens are invited to speak for up to three (3) minutes on items on items relating to the meeting

No citizens spoke at this time.

4. NEW BUSINESS

4.1 Receive a presentation and update from the City Building Official regarding the "Marina at El Lago" preliminary replat located near 4445 NASA Road 1, El Lago, Texas (formerly the Landing Condominiums).

A review of the preliminary plat was made by the Commissioners. It was noted that that the latest revision of the plat submitted was not available, but that there were 4 changes to the available made in the current plat being considered for approval.

- 1) In the Notes section, Note 1 change the last part of the sentence to read "THE SUBJECT PROPERTY IS IN FLOOD ZONES VE (EL 18 FEET AND 17 FEET) AND COASTAL AE ZONES (EL 16 FEET AND 15 FEET)".
- 2) The drainage easement between Block 2, Lots 12 and 13 does not have a direct path to the lake and therefore will flow onto a neighboring lot (Lot 14). This drainage easement location also creates a single family home in a multifamily unit development. To remedy both deficiencies, relocate the drainage easement to flow between Lots 11 and 12 while creating a multifamily structure for Lots 12 and 13.
- 3) Add the following note provided by the surveyor to the plat: "Called 6.7000 acres out of a called 12.1149 acre tract as recorded at HCCFN R508102 Ritson Morris Survey, A-52 Harris County, Texas".
- 4) Change the statement for the plat to read:
I, Tim Leppard, the undersigned, owner of the land on this plat, and designated herein as the Marina at El Lago subdivision to the City of El Lago, Texas, and whose name if subscribed hereto, hereby dedicate the use of the public forever all watercourses, excluding the bulkhead or piers; drains; easements and public places thereon shown for the purpose and consideration therein expressed.

4.2 Consider/Approve preliminary replat for the 6.7 acres of primarily undeveloped property generally located at 4445 NASA Road 1, El Lago, Texas (formerly the Landing Condominiums), submitted by Timothy Leppard of PALT, Inc., 18101 Sandy Cove, Houston, Texas, 77058.

A brief period of discussion and opportunity for questions was afforded the Commissioners by Chairman Neigut. Commissioner Roof then offered a motion stating "I motion to approve the preliminary plat of the Marina at El Lago, subject to the four changes noted above in New Business 4.1, and also subject to the PUD Standards specific to this property which are being considered by the City Council in proposed Ordinance 490. The motion was seconded by Chairman Neigut. The vote was unanimous with all Commissioners voting "Aye".

5. ADJOURNMENT

A motion for adjournment was made by Commissioner Vernon. The motion was seconded by Chairman Neigut. The vote was unanimous with all Commissioners voting "Aye". The meeting was adjourned at 7:00pm.

Joe Neigut, Chairman

ATTEST:

Randy Roof, Commissioner

STATE OF TEXAS
COUNTY OF HARRIS

I, TIM LEPPARD, THE UNDERSIGNED, OWNER OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS THE MARINA AT EL LAGO SUBDIVISION TO THE CITY OF EL LAGO, TEXAS, AND WHOSE NAME IF SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
TIM LEPPARD

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM LEPPARD, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT, MARINA AT EL LAGO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EL LAGO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
CHAIRMAN
ATTEST: _____
CITY SECRETARY

I, _____ THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF EL LAGO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ 2022, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HARRIS

I, DAVID NEWELL, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

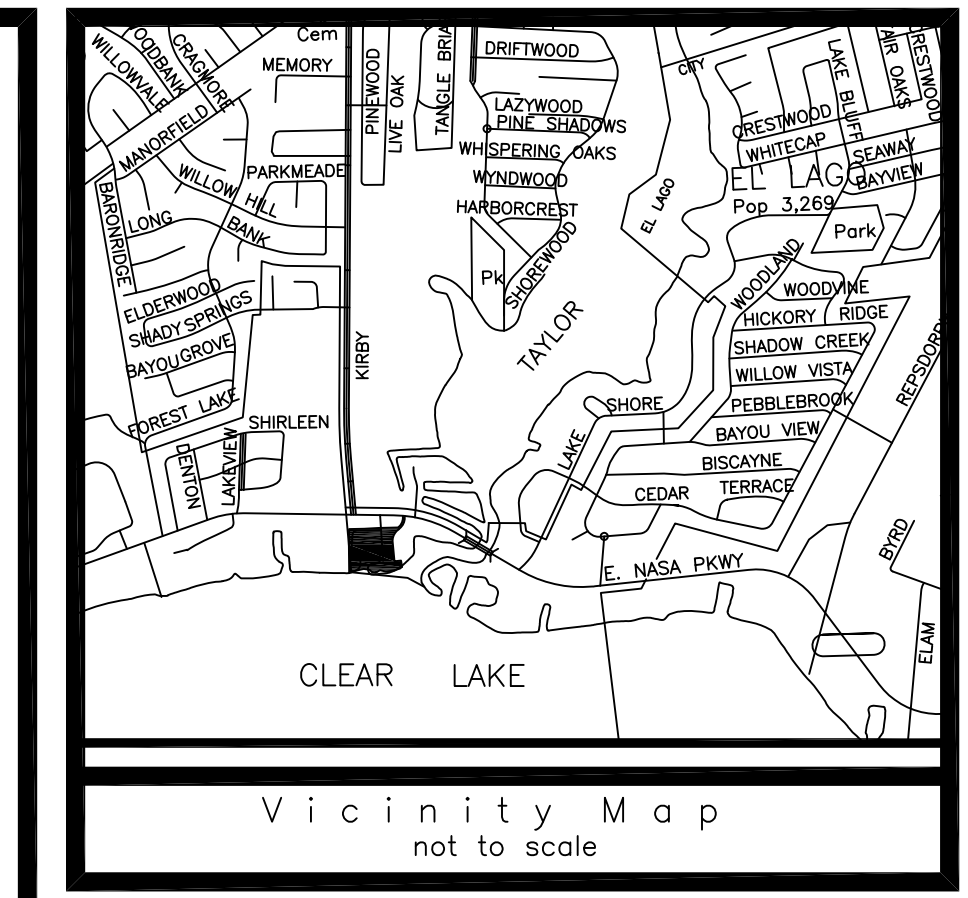
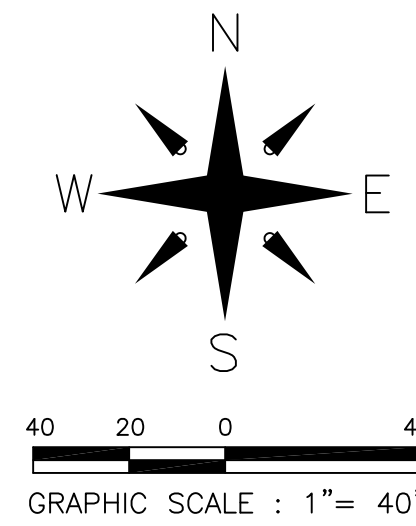
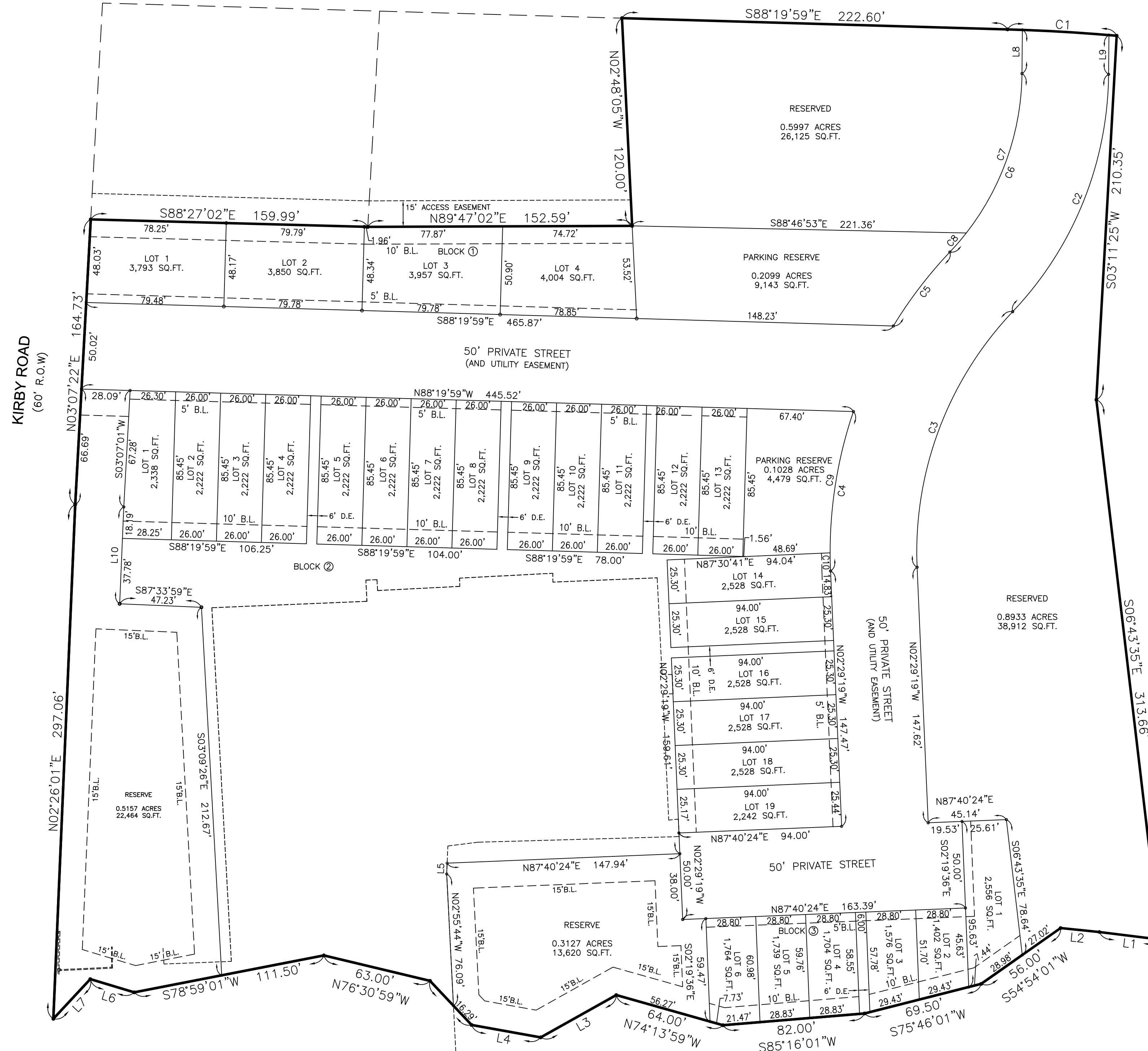


PRELIMINARY
DAVID NEWELL
Texas Registration No. 4085

STATE OF TEXAS
COUNTY OF HARRIS

I, _____ THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

NASA ROAD 1 (FM 528)
(100' ROW)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1096.00'	63.15'	63.14'	S86°40'57"E
C2	201.41'	151.28'	147.75'	N22°00'27"E
C3	201.41'	161.75'	157.44'	S20°31'05"W
C4	251.41'	93.49'	92.96'	S08°09'53"W
C5	251.41'	53.84'	53.73'	S37°23'25"W
C6	151.41'	113.72'	111.07'	N22°00'27"E
C7	151.41'	99.23'	97.46'	N19°15'54"E
C8	151.41'	14.50'	14.49'	N40°46'56"E
C9	251.41'	83.02'	82.65'	S09°21'28"W
C10	251.41'	10.47'	10.47'	N01°17'44"W

LINE	BEARING	DISTANCE
L1	N82°54'59"W	35.28'
L2	N84°10'59"W	22.50'
L3	S60°46'01"W	50.00'
L4	N79°48'59"W	40.50'
L5	S02°19'22"W	6.26'
L6	N73°15'59"W	26.50'
L7	S42°57'25"W	31.30'
L8	S00°59'35"W	25.22'
L9	S00°29'25"W	22.67'

- NOTES:
- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085M, REVISED DATE 1/6/2017, THE SUBJECT PROPERTY IS IN FLOOD ZONES VE (EL 18 FEET AND 17 FEET) AND COASTAL AE ZONES (EL 16 FEET AND 15 FEET).
 - THIS TRACT LIES ENTIRELY WITHIN THE CITY OF EL LAGO.
 - THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - CALLED 6.8908 ACRES OUT OF A CALLED 12.1149 ACRE TRACT AS RECORDED AT H.C.C.F. NO. R508102, RITSON MORRIS SURVEY, A-52 HARRIS COUNTY, TEXAS.

- LEGEND:
- S.S.E. - Sanitary Sewer Easement
 - W.L.E. - Water Line Easement
 - D.E. - Drainage Easement
 - P.U.E. - Public Utility Easement
 - A.E. - Unobstructed Aerial Easement
 - B.L. - Building Line
 - H.C.M.R. - Harris County Map Records
 - H.C.D.R. - Harris County Deed Records
 - H.C.C.F. - Harris County Clerk's File

**FINAL PLAT OF
MARINA AT EL LAGO**

A SUBDIVISION OF 6.8908 ACRES
LOCATED IN THE RITSON MORRIS
SURVEY, ABSTRACT NO. 52
CITY OF EL LAGO, HARRIS COUNTY, TEXAS

AUGUST, 2022