



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

MINUTES

1. CALL TO ORDER

The meeting was called to order by Chairman Joe Neigut at 6:35pm.

2. DECLARATION OF A QUORUM

A quorum was declared. Members in attendance were Joe Neigut, Al Strahan, Jon Vernon, Jeff Corbin, 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 were present to make comments.

4. CONSENT AGENDA

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

The commissioners reviewed the minutes, and a motion to approve the minutes was made by Chairman Neigut. The motion was seconded by Commissioner Vernon. Chairman Neigut called for a vote, and the minutes were passed unanimously.

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).

City Engineer Bob Kosar addressed the commissioners on several items. He noted that the changes he recommended at the P&Z meeting of August 24, 2022, had been made in the final plat. In particular, he drew attention to a change in the acreage of the plat. The surveyor had made an error in the survey, and the true acreage has been changed from 6.7000 to 6.8908.

Mr. Kosar also noted some things that had been added to final plat.

1. Side setbacks have been added to the plat.
2. A 15' easement along Kirby has been designated.
3. A 15' easement around all residential condominiums has been designated.

In conclusion, the City Engineer recommended approval of the final plat.

A brief discussion between the Commissioners then ensued, and the Commissioners acknowledged the discrepancy in the acreage stated in the final plat versus that of previous


plats. They concluded that the error was inconsequential to the approval process in as much as it did not change the project materially or project drawings in any way.

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.

A motion to approve the final plat was made by Commissioner Vernon. The motion was seconded by Commissioner Corbin. Chairman Neigut called for a vote, and the final plat was approved unanimously.


6. ADJOURNMENT

Commissioner Vernon motioned for adjournment. The motion was seconded by Chairman Neigut. The vote was unanimous, and meeting was adjourned at 6:50pm.



Joe Neigut – Chair

ATTEST:

FOR RANDY ROOF, 
Randy Roof - Commissioner (ALAN L STRAHAN)

OCT 18, 2022

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 IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL RIGHTS AND INTERESTS OF THE UNDERSIGNED 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

CITY SECRETARY

ATTEST: _____

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 _____ AND DULY NUMBERED _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

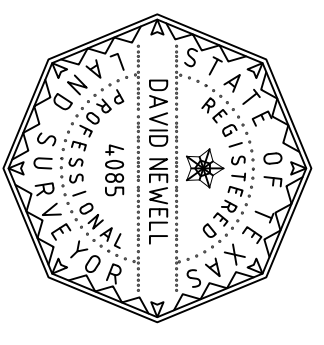
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF HARRIS

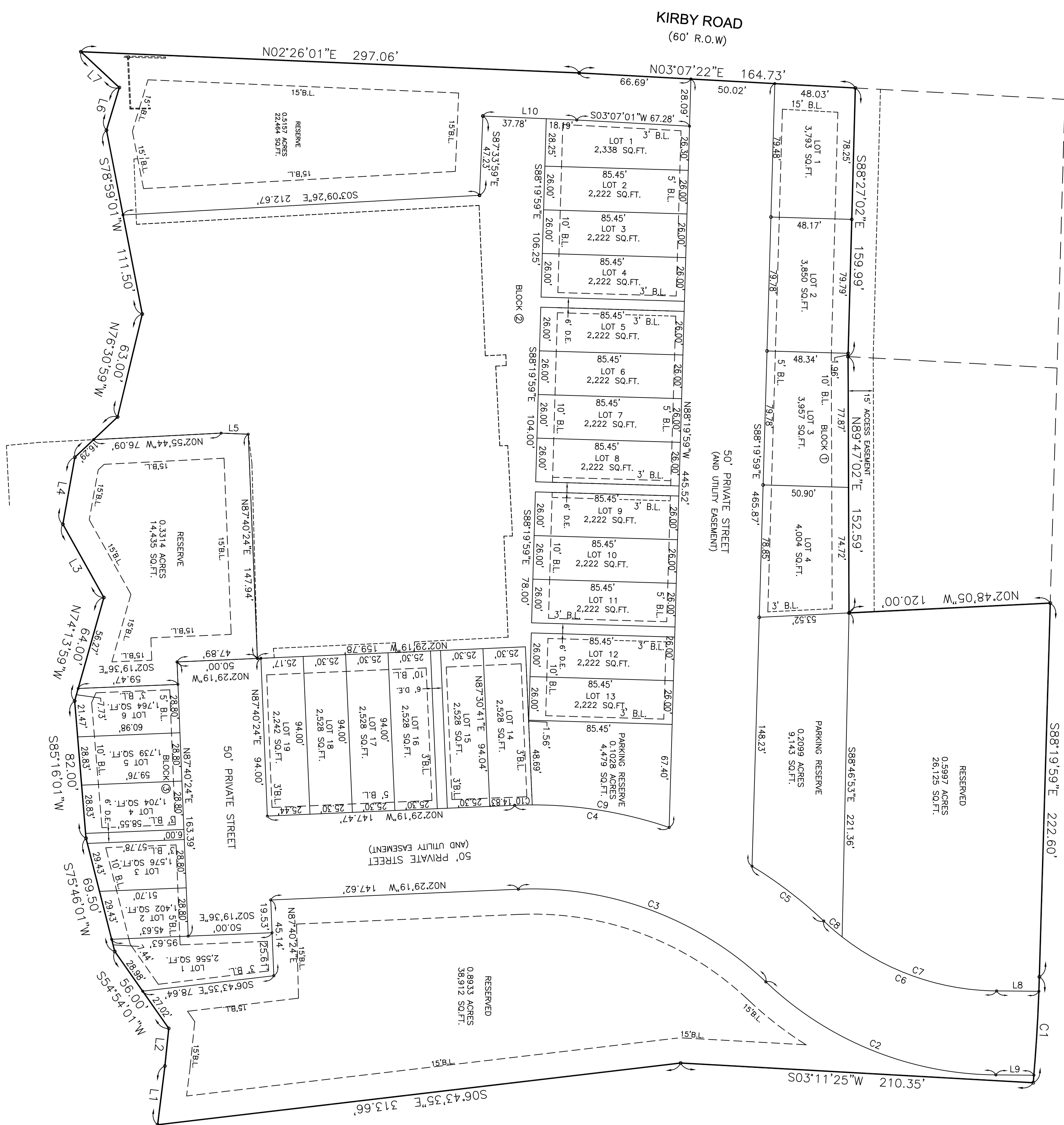
I, DAVID NEWELL, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND UNDER MY SUPERVISION ON THE GROUND.



DAVID NEWELL
Texas Registration No. 4085

STATE OF TEXAS
COUNTY OF HARRIS

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



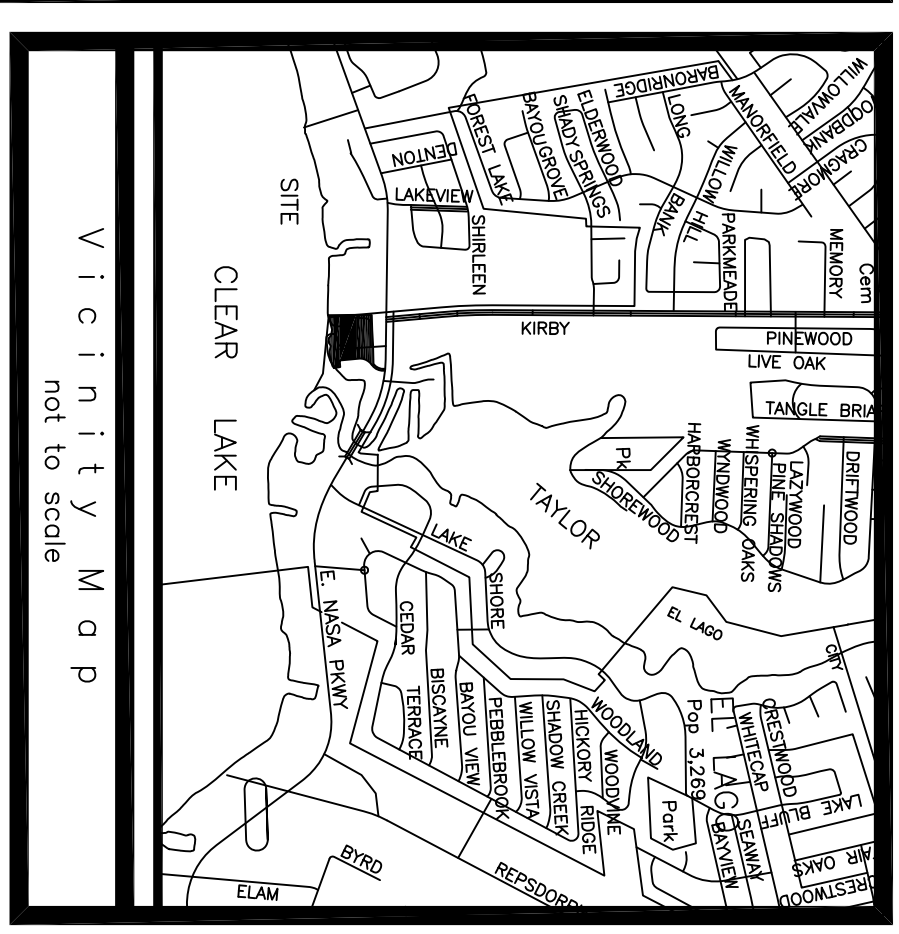
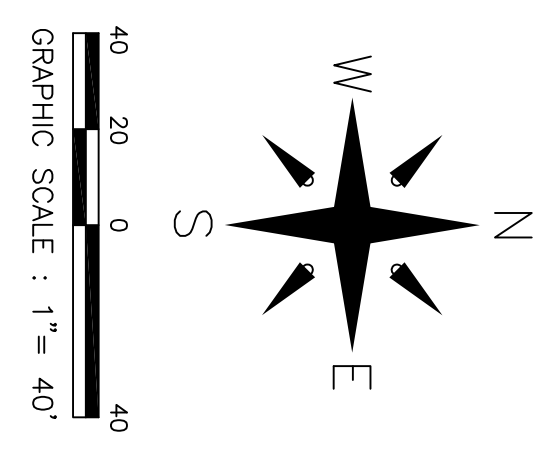
NASA ROAD 1 (FM 528)
(100' ROW)

KIRBY ROAD
(60' R.O.W)

50' PRIVATE STREET
(AND UTILITY EASEMENT)

- NOTES:
1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1089M, 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).
 2. THIS TRACT LIES ENTIRELY WITHIN THE CITY OF EL LAGO.
 3. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 4. CALLED 6.8908 ACRES OUT OF A CALLED 12.1149 ACRE TRACT AS RECORDED AT H.C.C.F. NO. R508102, KRISON MORRIS SURVEY, A-52 HARRIS COUNTY, TEXAS.

- LEGEND:
- S.S.E. - Sanitary Sewer Easement
 - W.L.E. - Water Line Easement
 - D.E. - Drainage Easement
 - A.E. - Unrestricted Aerial Easement
 - B.L. - Building Line
 - H.C.M.R. - Harris County Map Records
 - H.C.C.F. - Harris County Clerk's Files



CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	N096.00°E	63.15'	147.75'	N22°02'27"E
C2	S01.41°E	181.75'	157.44'	S20°31'05"W
C3	S01.41°E	181.75'	157.44'	S20°31'05"W
C4	S251.41°E	93.49'	92.96'	S09°09'53"W
C5	S251.41°E	93.49'	92.96'	S09°09'53"W
C6	S251.41°E	93.49'	92.96'	S09°09'53"W
C7	S151.41°E	98.23'	97.46'	N19°15'54"E
C8	S151.41°E	14.50'	14.49'	N60°46'56"E
C9	S251.41°E	83.02'	82.65'	S09°21'28"W
C10	S251.41°E	10.47'	10.47'	N01°17'24"W

LINE	BEARING	DISTANCE
L1	N82°54'59"W	35.28'
L2	N82°10'59"W	22.50'
L3	N82°10'59"W	22.50'
L4	N07°48'59"W	40.50'
L5	S02°19'22"W	16.19'
L6	N7°31'59"W	26.50'
L7	S42°57'25"W	31.50'
L8	S07°52'58"W	25.22'
L9	S07°52'58"W	25.60'

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

SEPTEMBER, 2022