



CITY OF EL LAGO

MINUTES OF THE JUNE 22, 2022
PLANNING & ZONING COMMISSION MEETING
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. **CALL TO ORDER** Commissioner Paschall called the meeting to order at 5:36 PM.

2. **DECLARATION OF A QUORUM**

Present: Joe Neigut
Alan Strahan
Randy Roof
Jon Vernon
Absent: Jeff Corbin

3. **CITIZEN COMMENTS**

There were no comments from citizens.

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).* Armand Barbe presented the preliminary plat which was submitted in May, 2022. He stated that dirt work is currently being done and has been permitted. Commissioner Neigut asked which plat was to be reviewed since the owner submitted an original plat in May, 2022, but another revised plat was submitted two days prior to the meeting. City Attorney, Justin Pruitt, stated the original was to be reviewed but the revision may already include some issues that were addressed by City officials upon their review. He stated the Commission could approve the preliminary plat, approve the plat with conditions, or deny it.
- 4.2 *Receive comments from the new property owner requesting the replat for the "Marina at El Lago."* Property owner, Tim Leppard, made the following statement. "I would like to formally pull the plat." Chairman Neigut stated the Commission would continue with presentations in order to discuss a plan to move forward. Mr. Leppard said he planned to submit variance requests to the Board of Adjustment to address the setbacks which were in question by the City officials. City Attorney Pruitt stated Planned Unit Developments would be another way to proceed, however he would need to review the City codes to see if that was an option. If not, the owner would need to proceed with variance requests.
- 4.3 *Discussion and possible action required for submission of a revised preliminary plat or a final plat of the "Marina at El Lago" located near 4445 NASA Rd 1, El Lago, Texas.* Property owner, Tim Leppard made a decision to pull the plat and stated he would decide how he would like to proceed. He stated he would present a new plan at a later date.

5. **ADJOURNMENT** – There being no further business Commissioner Neigut adjourned the meeting at 6:35 P.M.

ATTEST:



Joe Neigut Meeting Chair



Rachel Lewis, City Secretary

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.

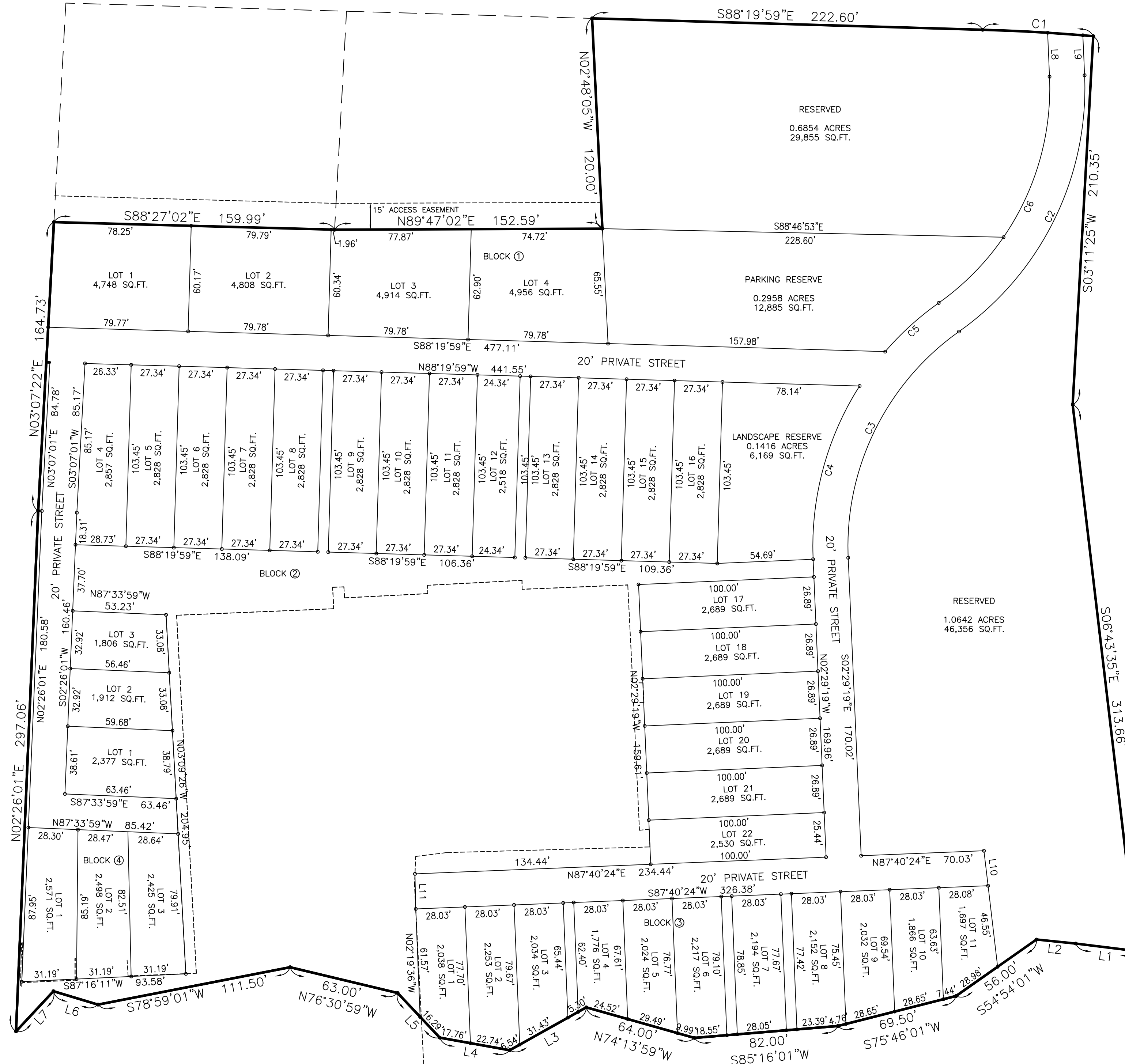
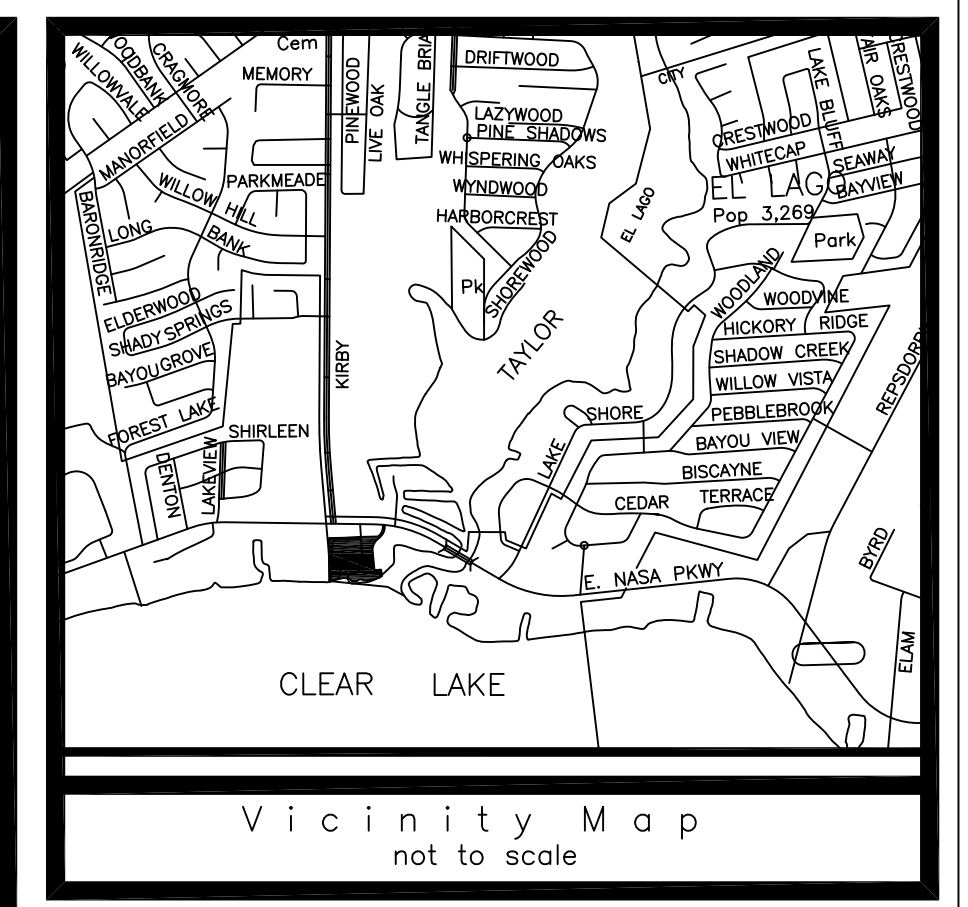
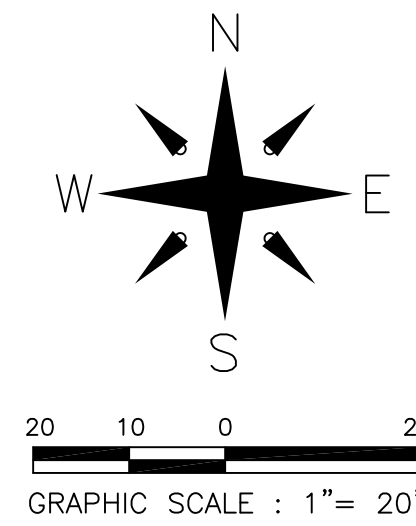


DAVID NEWELL
Texas Registration No. 4085

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.

Initial Submission



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1096.00'	63.15'	63.14'	S86°40'57"E
C2	170.00'	169.63'	162.68'	S26°05'50"W
C3	150.00'	149.68'	143.54'	S26°05'50"W
C4	170.00'	103.85'	102.25'	N15°00'44"E
C5	170.00'	41.36'	41.25'	N47°42'52"E
C6	150.00'	149.68'	143.54'	N26°05'50"E

LINE	BEARING	DISTANCE
L1	N82°54'59"W	35.28'
L2	N84°10'59"W	22.50'
L3	S60°48'01"W	50.00'
L4	N79°48'59"W	40.50'
L5	N43°20'59"W	35.00'
L6	N73°15'59"W	26.50'
L7	S42°57'25"W	31.30'
L8	N02°29'19"W	25.11'
L9	S02°29'19"E	22.79'
L10	S06°43'35"E	20.06'
L11	N01°17'16"W	20.00'

PRELIMINARY PLAT OF MARINA AT EL LAGO

A SUBDIVISION OF 5.0717 ACRES
LOCATED IN THE
RITSON MORRIS SURVEY, ABSTRACT NO. 52
CITY OF EL LAGO, HARRIS COUNTY, TEXAS

MAY, 2022

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 ZONE VE (EL 17 FEET)
- THIS TRACT LIES ENTIRELY WITHIN THE CITY OF EL LAGO.
- THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.

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