



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 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 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.

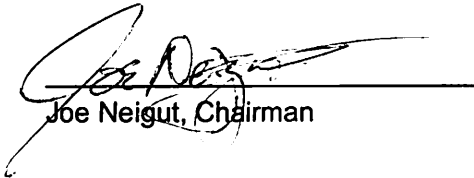
- 1) In the Notes section, Note 1 change the last part of the sentence to **read** "THE SUBJECT PROPERTY IS IN FLOOD ZONES VE (EL 18 FEET AND 17 FEET) AND COASTAL AE ZONES (EL 16 FEET AND 15 FEET)".
- 2) The drainage easement between Block 2, Lots 12 and 13 does not have a direct path to the lake and 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

