



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	10/22/09	AGENDA REQUEST NO:	V-B
INITIATED BY:	HAROLD ELLIS, PLANNER II <i>HE</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	HAROLD ELLIS, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING: EASTON AVENUE PHASE 3 STREET DEDICATION– FINAL PLAT CONSIDERATION AND ACTION

EXHIBITS: VICINITY MAP, GENERAL PLAN , EXCERPTS OF ADJACENT RECORDED ROW, PROPOSED PLAT, CITY LETTER TO NEWLAND REGARDING EASTON AVENUE CONNECTION

CLEARANCES	APPROVAL
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LEGAL:	N/A	PLANNING DIRECTOR:	SABINE SOMERS-KUENZEL, AICP <i>SK</i>
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RECOMMENDED ACTION

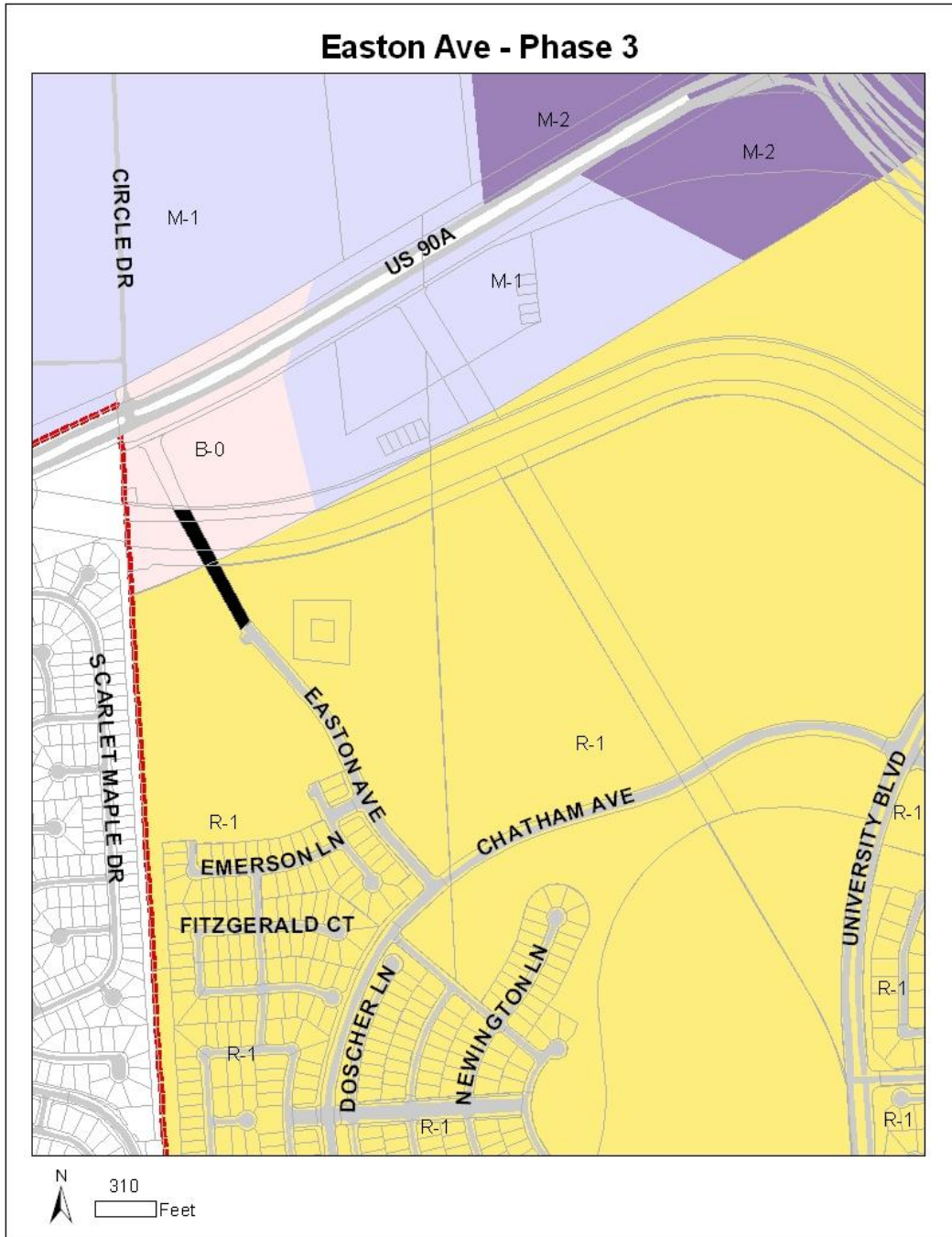
Approval of Easton Avenue Phase 3 Street Dedication Final Plat

EXECUTIVE SUMMARY

This is a proposed Street Dedication Final Plat for Easton Avenue Phase 3, consisting of 1.134 acres, in MUD 137 and in LID 17. The Preliminary Plat which included this acreage was approved by the Commission September 27, 2007. This plat will connect the platted and recorded *Easton Avenue* and *Easton Avenue Phase 2* street ROW areas at 70' width, and includes the ROW for the Easton Avenue Bridge. The Engineering Department has received the infrastructure construction plans for the Easton Avenue Bridge as well. This plat will provide full access from US 90A to Chatham Avenue when recorded. In addition, the City has worked closely with Newland Communities to ensure Surety (guarantee of construction) of the bridge portions not covered separately by LID 17 (bridge paving) prior to plat recordation. The plat also contains a signature block for LID 17 due to ownership of the Bullhead Slough drainage area. The Final Plat meets all development regulations, and is in conformance with the approved Telfair General Plan.

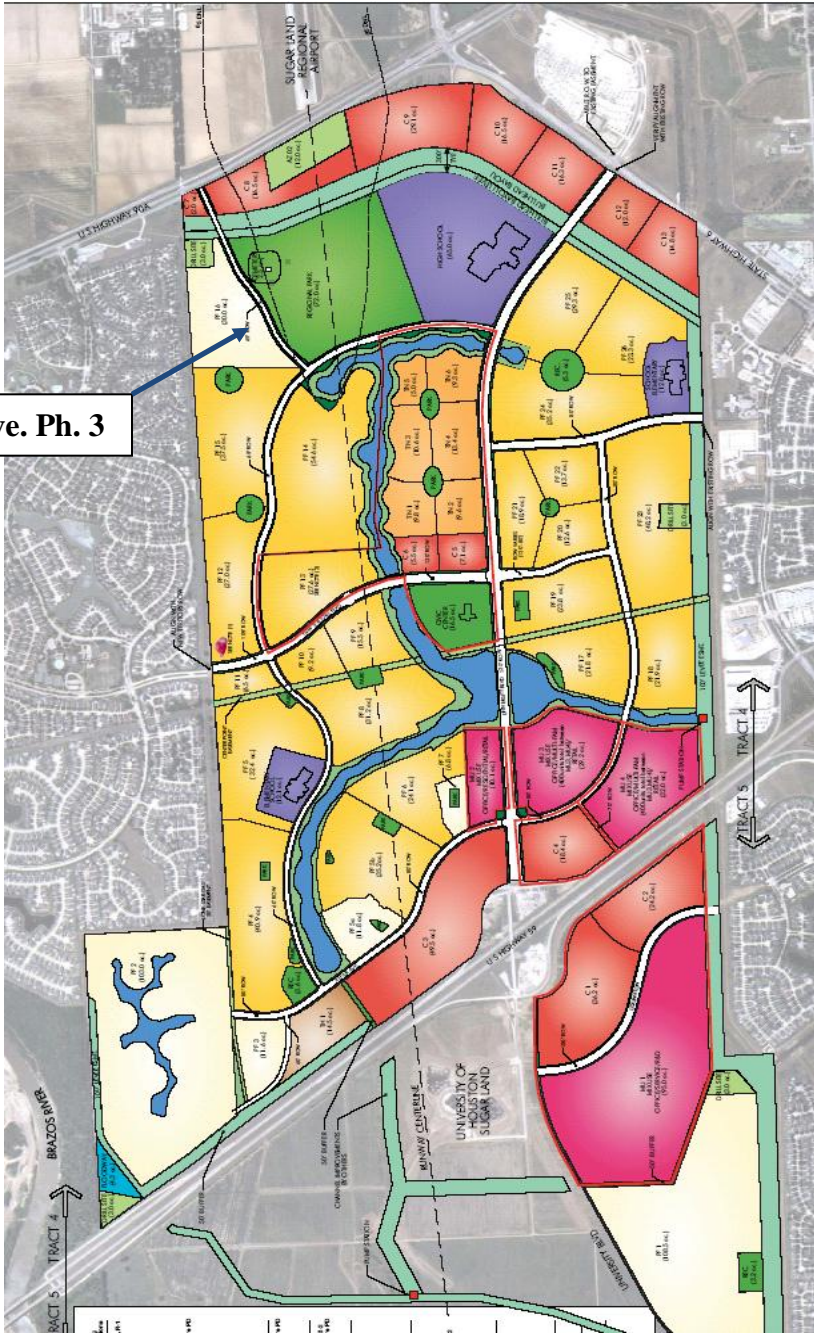
EXHIBITS

Vicinity Map:



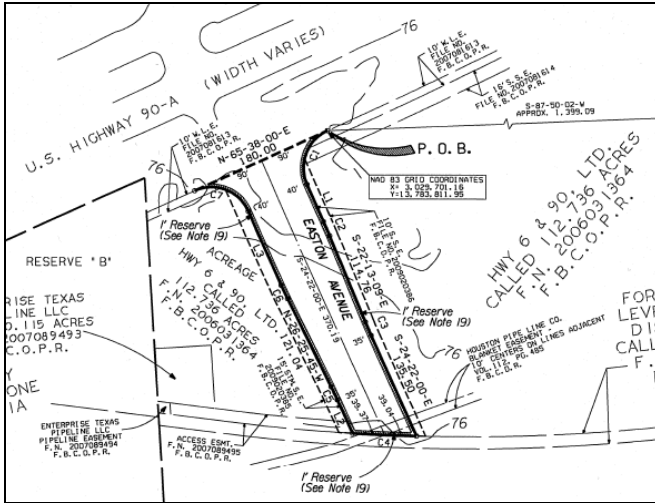
Telfair General Plan Amend. No. 3

Easton Ave. Ph. 3

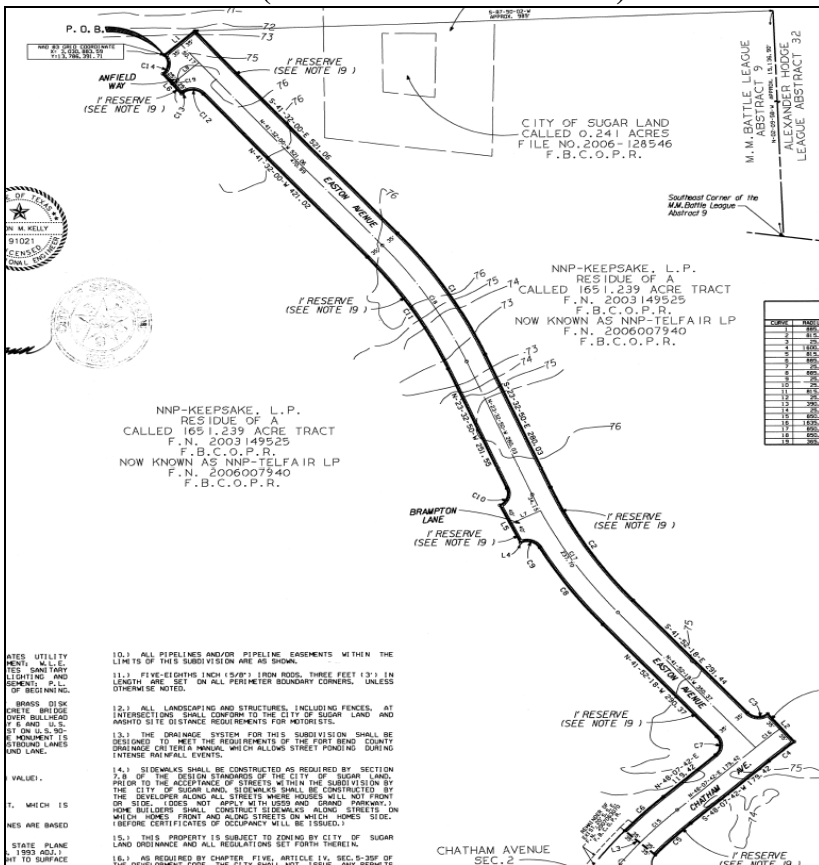


Excerpts of Adjacent Recorded ROW (Easton Ave. and Easton Ave. Phase 2):

Easton Ave. (US 90A connection) FBCC File No. 20090034



Easton Ave. Ph. 2 (Chatham Ave connection) FBCC File No. 20090041



Letter to Newland Communities Regarding Easton Avenue Phase III and Bridge:



CITY OF SUGAR LAND

October 14, 2009

Mr. Travis Stone
Newland Communities
10235 W. Little York Rd #300
Houston TX 77040

RE: Telfair 15B and Easton Ave Bridge

Travis:

We discussed construction of the Easton Avenue Bridge on May 8th of this year. At that time, we reached a tentative agreement regarding terms for a Memorandum of Understanding, or other form of agreement as appropriate, to supplement the Development Agreement between the City and Newland. These terms included:

1. Newland will submit the Easton Avenue bridge construction plans for City review by October 16, 2009.
2. Newland will agree to either:
 - a. Commence Construction of the Bridge in 1st Quarter 2010; OR, if bridge construction has not commenced by that time;
 - b. Provide financial surety for constructing the street and bridge prior to or concurrent with the Final Plat application for Sec. 15B.
3. Additionally, Newland will plat the right-of-way for the street and bridge prior to or concurrently with the final plat for Sec. 15B.

I understand that Newland desires to file final plat application for Sec. 15B at this time. I believe this can be accomplished consistent with our discussion, and without entering into a separate MOU or amending the Development Agreement, if Newland:

Submits Final Plat Application for the remaining right-of-way for Easton Avenue and the bridge concurrently with the section 15B Final Plat;

Includes the bridge construction plans with the Final Plat submission for 15B; and,

Posts financial surety for the street and bridge construction, excluding LID financed portions of the bridge, prior to recording the 15B Final Plat. Surety will be released upon acceptance of the street and bridge infrastructure.

You may also choose to proceed with the options we discussed last May, and enter into an MOU or other form of agreement as appropriate prior to submitting the Final Plat application.

Please advise regarding your preference,

Sabine Somers - Kuenzel for JC

Sabine Somers Kuenzel for Jim Callaway
Director of Planning