

MEMORANDUM

TO: Tom Harmer, Town Manager

FROM: Allen Parsons, Director, AICP,
Planning, Zoning and Building Department

REPORT DATE: June 17, 2022

MEETING DATE: July 1, 2022

SUBJECT: Drainage and Utility Easement Associated with the Development at
597 Buttonwood Drive, 3120 and 3150 Gulf of Mexico Drive

Recommended Action

Approve Monroe Street Drainage and Utility Easement.

Background

A drainage and utility easement is presented for Commission approval to allow treated stormwater to be conveyed to Crane's Bayou from two recently approved projects¹, within an unused and undeveloped portion of the Town right-of-way on Monroe Street (see aerial image below). Because an easement is a property right, only the Town Commission has authority to "give" away its real property rights or, in the case of an easement, a partial property right.



The easement is intended to support a joint-use master stormwater system encompassing multiple properties, including providing drainage from Gulf of Mexico Drive that would otherwise exacerbate drainage issues on Buttonwood Drive. The drainage

¹ The Town Commission approved Ordinances 2022-04 and 2022-05 (on May 2, 2022) amending the Comprehensive Plan's Future Land Use Map designation, from the OI (Office Institutional) to RM-3 (Medium Density Single-Family Residential/3 units per acre) designation, and rezoning the property to the R-3SF (Single-Family Low Medium Density Residential/3 units per acre) Zoning District from the Office Institutional Zoning District for a subject property at 597 Buttonwood Drive.

The Planning and Zoning Board approved (on April 19, 2022) a Site Development Plan for the construction of a 14,408 sq. ft. multi-tenant commercial project at 3120 and 3150 Gulf Mexico Drive.

easement would run with the land in perpetuity. The easement identifies that the Grantee (3150 GMD, LLC, and its successors) is solely responsible for cost and expense to construct and maintain all improvements within the Monroe Street right-of-way. maintenance responsibility/entity.

This request and related stormwater infrastructure system were reviewed by the Public Works Department and the Town's consultant performing the drainage/flooding assessment for Buttonwood and was determined to be a beneficial solution to the project and drainage needs in that area.

Staff Recommendation

Approve Monroe Street Drainage and Utility Easement.

Attachments

Drainage and Utility Easement (Available in Town Clerk's Office)

End of Agenda Item