
City Council Regular Meeting

DEPARTMENT: Public Works

FROM: Errick Thompson, P.E., Deputy Director of Public Works

MEETING: July 10, 2023

SUBJECT:

Consider approval of an Emergency Access Easement between IAM Properties-Burleson, LLC and the City of Burleson at 813 N Burleson Boulevard. (*Staff Contact: Errick Thompson, Deputy Director of Public Works*)

SUMMARY:

Fitz William Investment Group, Inc. proposes redevelopment of the Burleson Equine Hospital site at 755 N. Burleson Boulevard. A fire lane is proposed as part of the site's redevelopment to meet the current fire code regulations. Existing buildings on the property were constructed in the 1960s prior to current FEMA-designated floodplains.

A portion of this property is located within a FEMA-designated floodplain and will require a flood study. The developer proposes to reclaim a portion of the floodplain for development. City staff has reviewed the preliminary flood study information to ensure that required floodplain regulations have been met. The flood study shows that the proposed buildings and fire lane are removed from the floodplain except for the drive approaches to N. Burleson Blvd.

To ensure emergency vehicles would have access to the property in the event of a flood, the developer worked with the property owner of Metal Mart, IAM Properties-Burleson, LLC, to the north to obtain an emergency access easement across their property. City staff and Fire Marshal have reviewed the information and support the proposed emergency access easement. This emergency access easement will be granted to the City of Burleson by IAM Properties-Burleson, LLC, to prevent abandonment without the City's approval.

OPTIONS:

- 1) Approve an Emergency Access Easement between IAM Properties-Burleson, LLC and the City of Burleson at 813 N Burleson Boulevard.
- 2) Deny an Emergency Access Easement between IAM Properties-Burleson, LLC and the City of Burleson at 813 N Burleson Boulevard.

RECOMMENDATION:

Approve an Emergency Access Easement between IAM Properties-Burleson, LLC and the City of Burleson at 813 N Burleson Boulevard.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

The developer of 755 N. Burleson Blvd will be responsible for all expenses

STAFF CONTACT:

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