

EMERGENCY ACCESS EASEMENT

IAM Properties-Burleson, LLC
(Metal Mart)



BACKGROUND

EXISTING BURLESON EQUINE HOSPITAL SITE

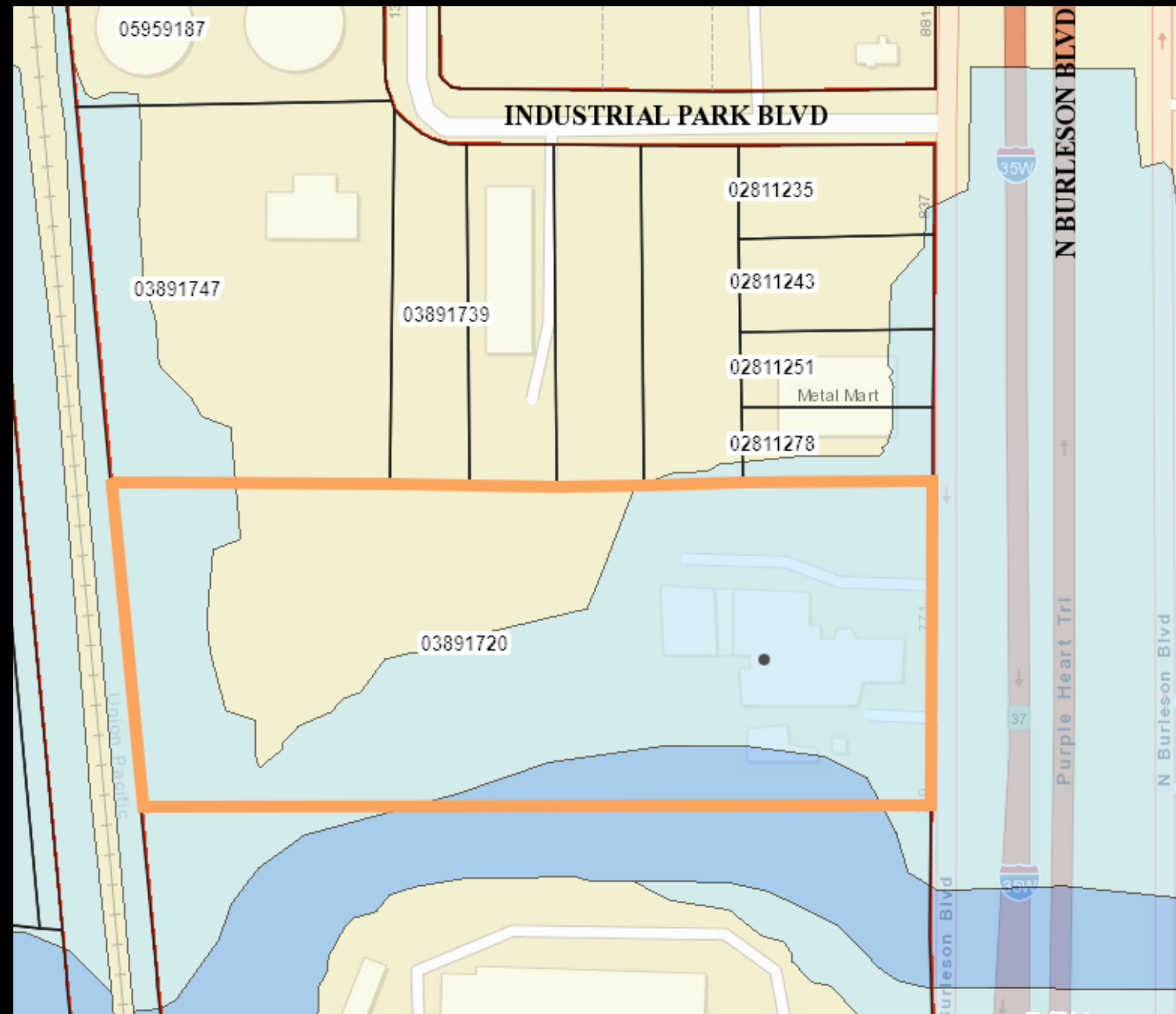
Structures built in 1960s prior to current FEMA-designated floodplain

Portion of property in FEMA-designated floodplain (light blue) and portion in floodway (darker blue)

Current floodplain regulations do not allow new structures without reclamation - buildings

Current standards require fire lane outside of floodplain

Developer has worked with neighbor to the north to secure emergency access outside of floodplain



Source: Tarrant Appraisal District

PROPOSED REDEVELOPMENT

REDEVELOPMENT OF EXISTING BURLESON EQUINE HOSPITAL

Flood study to reclaim portion of floodplain for development - buildings and fire lane out of floodplain

Existing drive approaches to property are under one to two feet of water during flood



IAM BURLESON- PROPERTIES, LLC

EMERGENCY ACCESS EASEMENT

Private agreement between Developer of Burleson Equine Hospital site and IAM Burleson Properties, LLC

Both existing drives will be improved as part of the project

North drive - under less than 0.5 feet depth of water during flood

Easement will provide access for emergency vehicles in the event of a flood - not intended for every day access to re-developed site

Easement will be dedicated to the City of Burleson to prevent abandonment without City approval



Preliminary concepts for redevelopment to proceed after emergency access issue is resolved



REQUESTED ACTION



**APPROVE AN EMERGENCY
ACCESS EASEMENT BETWEEN
IAM PROPERTIES-BURLESON,
LLC AND THE CITY OF
BURLESON AT 813 N.
BURLESON BOULEVARD**



**DENY AN EMERGENCY ACCESS
EASEMENT BETWEEN IAM
PROPERTIES-BURLESON, LLC
AND THE CITY OF BURLESON
AT 813 N. BURLESON
BOULEVARD**

