

The Heights Church

City Council

March 3, 2025

Reimbursement, Shared Parking, and Mutual Access Agreement

Council Request – Additional Parking at Fire Station 16

Existing Conditions:

- Limited parking at Fire Station 16 (FS #16) site
- Overflow parking across Hidden Creek Pkwy
- Nearest crosswalk is at intersection of S. Dobson St. and Hidden Creek Parkway



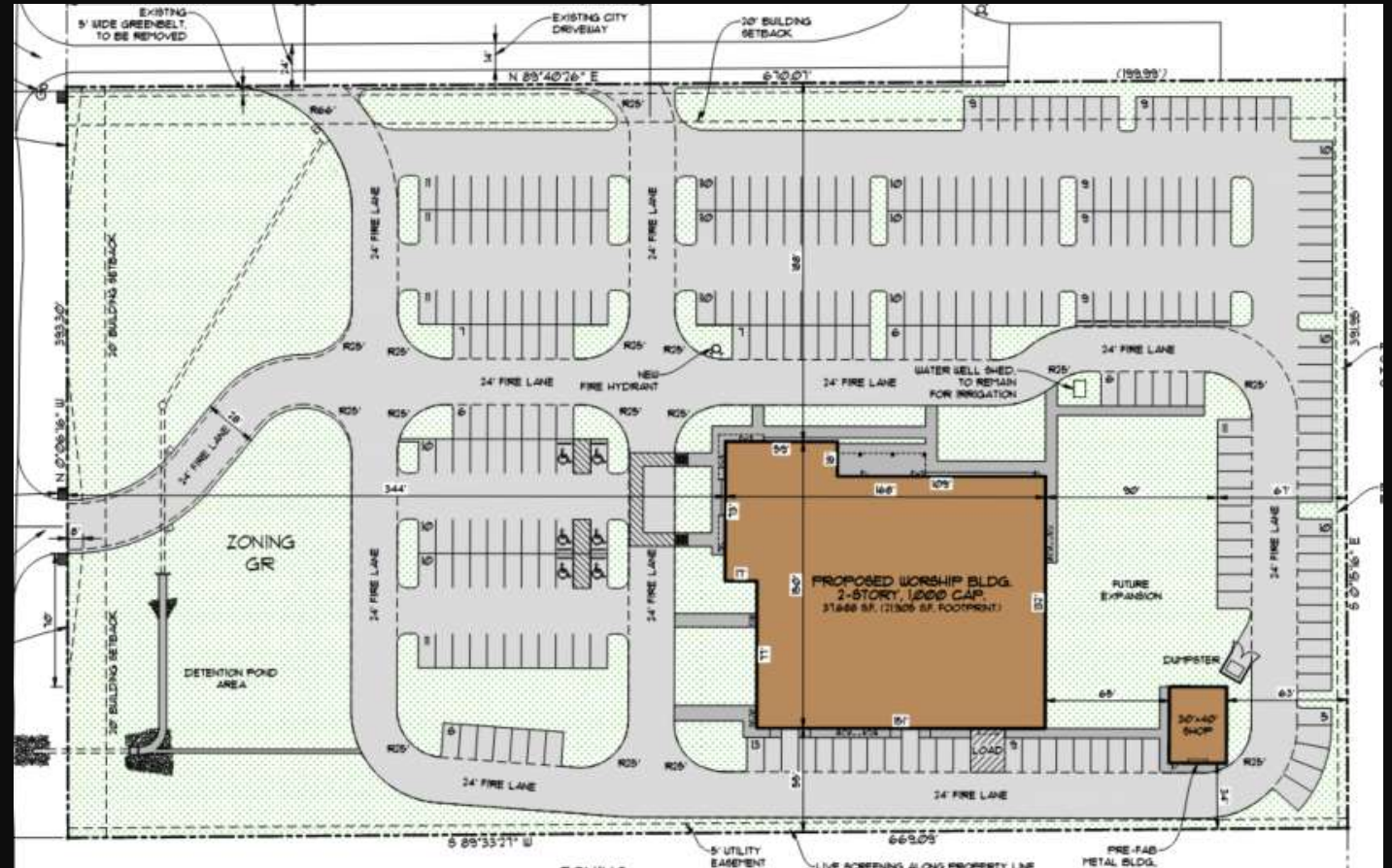
Council Request – Additional Parking at Fire Station 16

- Request received prior to change in Council Policy 17
- Staff tasked with evaluating feasibility of additional parking
- Retaining walls may be required depending on the location of additional parking
 - Costs could be high
 - No identified funding



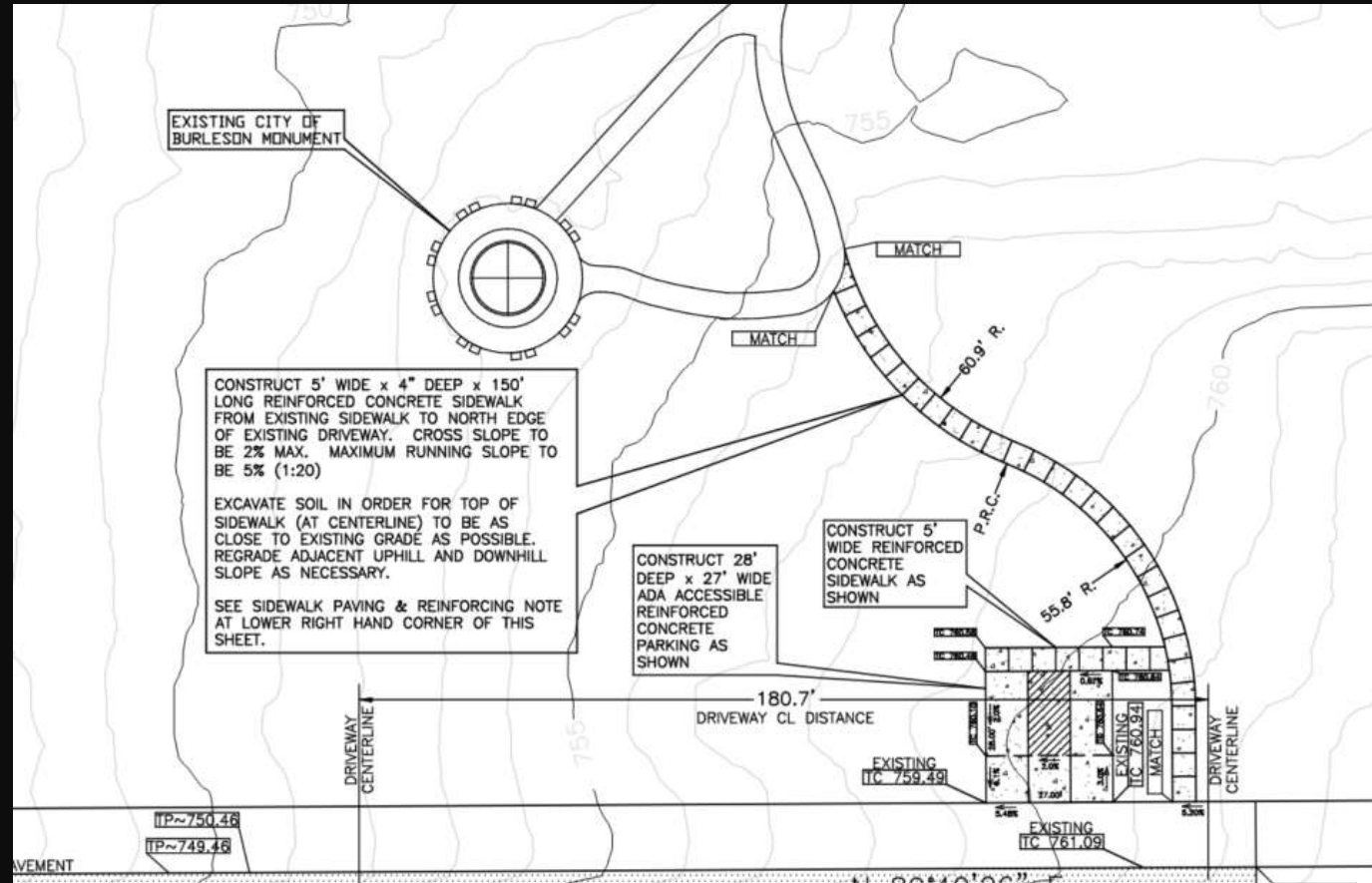
The Heights Church

- Site plan submitted for property south of FS #16
- Church requested use of access drive on fire station property for additional ingress/egress to site
- Staff discussed partnership with Church to utilize parking



The Heights Church

- Existing access drive is 12 feet wide – Church proposed to widen to 24 feet
- Church agreeable to allowing city to utilize parking for events
- Church agreeable to designing and constructing pedestrian path and handicap spaces with reimbursement of expenses



Reimbursement, Shared Parking, & Mutual Access Agreement

Summary of Church's Obligations

- Church will pay for design and construct the following facilities to city standards:
 - Widen existing access drive to 24 feet
 - Add two handicapped parking spaces adjacent to the access drive
 - Pedestrian path from access drive to the memorial and connect to the existing sidewalk
- Provide final approved construction documents, bonds, and insurance
- Complete improvements no later than December 31, 2025
- Grants City non-exclusive, revocable license to use the parking area identified within the agreement (Church cannot revoke the license for the first 5 years after the agreement)
- Agrees not to interfere with use or obstruct the access to Fire Station No. 16 or the water tower site

Reimbursement, Shared Parking, & Mutual Access Agreement

Summary of City's Obligations

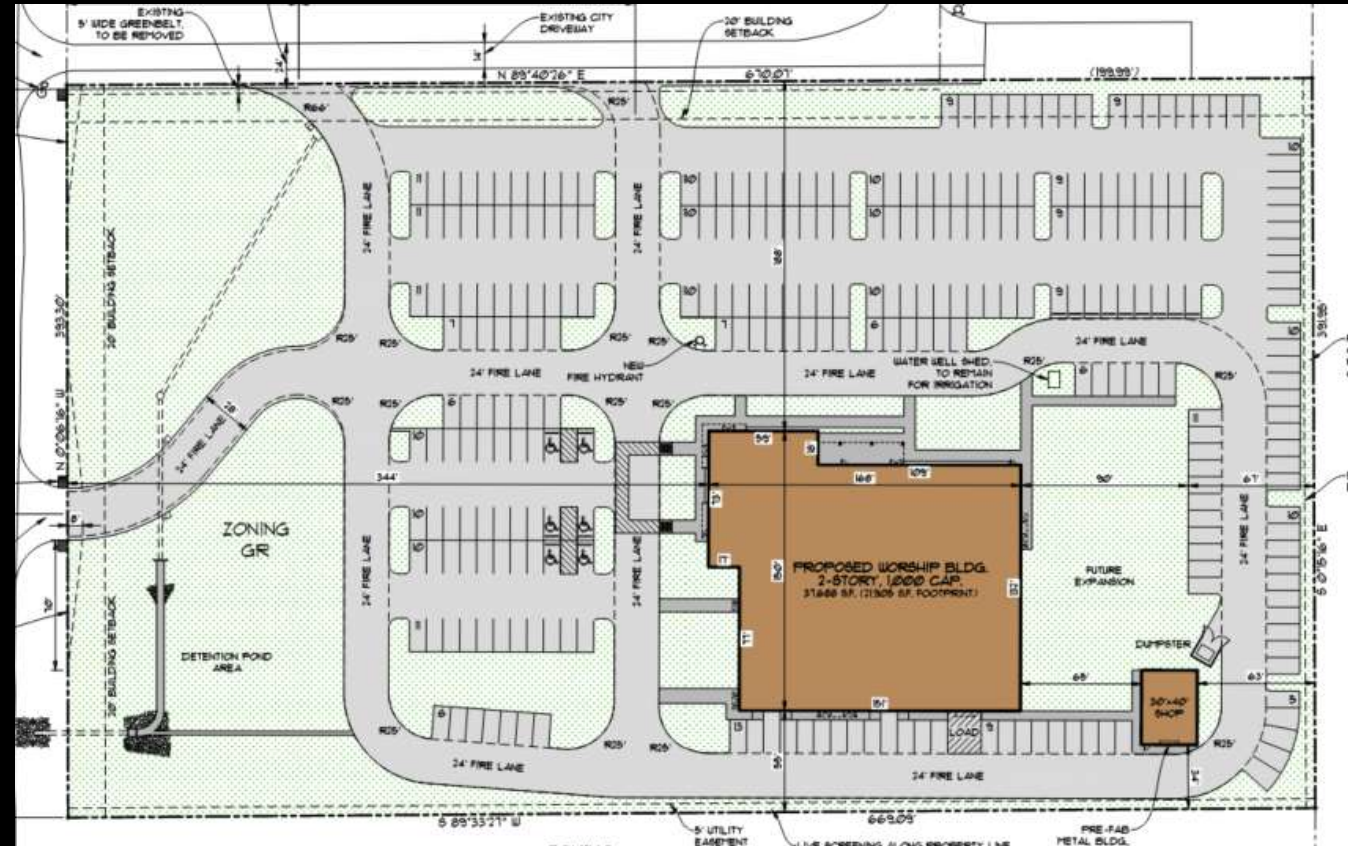
- City agrees to reimburse the Church a not-to-exceed sum of \$20,341 for the design and construction of the public facilities
- City grants the Church a non-exclusive, revocable license to use the access drive
- City will provide a five day written request to Church prior to use of parking lot to avoid conflicts
- The City will maintain the Facilities in accordance with the City's ordinance practices and maintenance schedule except when damage is caused by the Church, its invitees, agents, assigns, members, patrons, or other representatives
- The City will provide a 10-day written notice to the Church before performing maintenance, repair, reconstruction, or replacement of the Facilities. The cost of the work shall be shared equally

Public Easement Requests

Sanitary Sewer Easement

Site plan for proposed church approved on September 20, 2023

City requires public sanitary sewer to be extended if within 1,000 feet or less



Sanitary Sewer Easement

The proposed extension of existing sanitary sewer from Hidden Creek Parkway across the Fire Station 16 property is the only viable option:

- Grades do not allow extension along S. Dobson St.
- Sewer would be out of the ground at intersection of S. Dobson St. and Hidden Creek Parkway



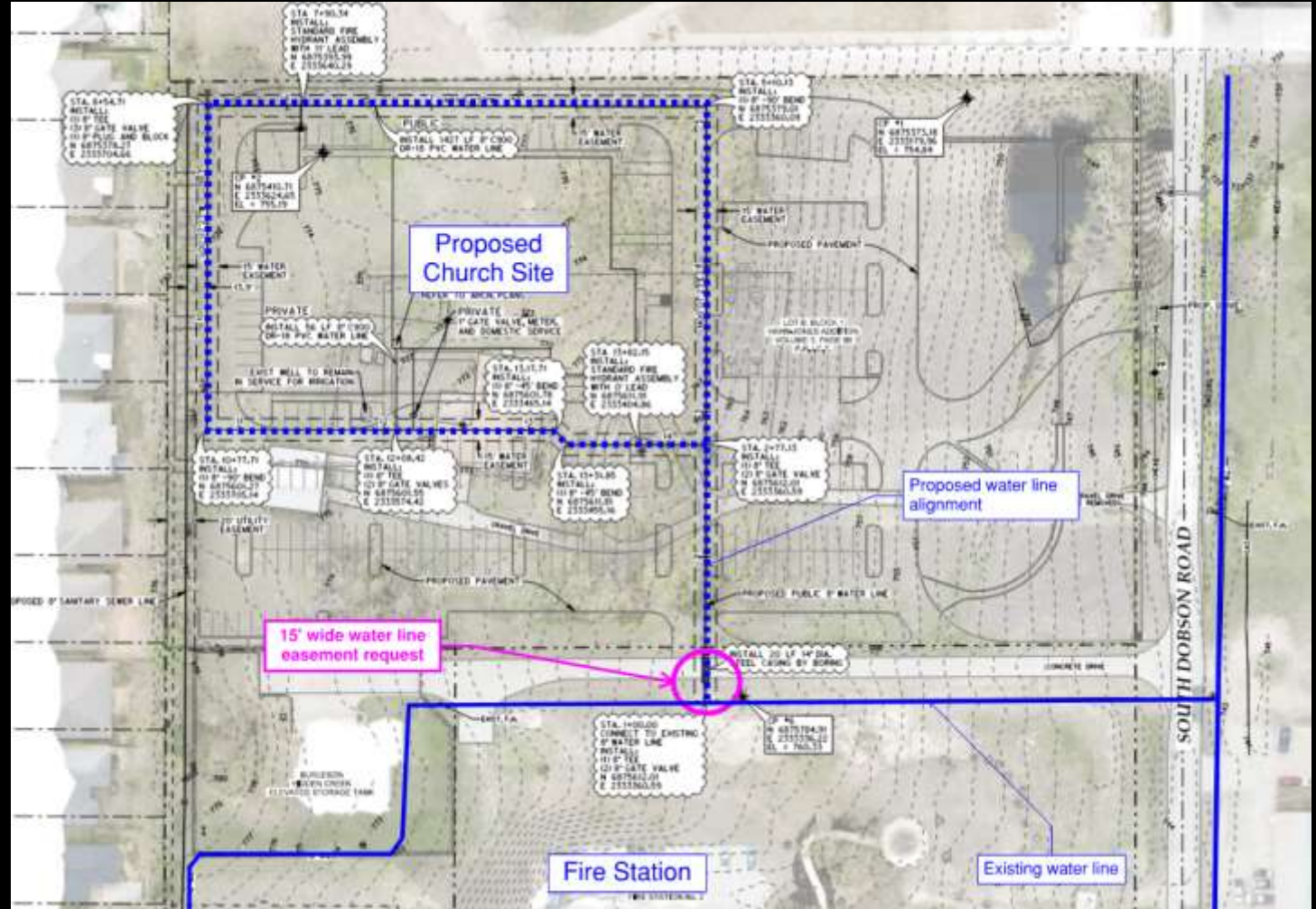
Water Line Easement

Site plan for proposed church approved on September 20, 2023

City requires commercial properties to be on a looped water line

An 8-inch water line is located within the FS 16 property from the water tower to S. Dobson

Water line easement requested to serve development



Actions Requested

#1 – Reimbursement, Shared Parking and Mutual Agreement

Approve an ordinance authorizing the City Manager to negotiate and execute a facilities reimbursement, shared parking, and mutual access agreement with the Heights Church, a Texas non-profit corporation, providing a severability clause, and providing an effective date. *(First Reading)*

#2 - Sanitary Sewer Easement

Approve a permanent sanitary sewer easement to the City of Burleson associated with The Heights Church development located at 961 S. Dobson St. and authorize the City Manager to execute the easement on behalf of the City.

#3 - Water line Easement

Approve a permanent water line easement to the City of Burleson associated with The Heights Church development located at 961 S. Dobson St. and authorize the City Manager to execute the easement on behalf of the City.

Questions / Discussion

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