



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 20, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Sidewalk Escrow Agreement with NSJ Enterprises Inc. for property located at 13320 US Hwy 290, and permitted as MiniMax #11.

BACKGROUND/SUMMARY:

The development known as MiniMax #11, or MiniMax Travel Center, was approved with a 6' concrete sidewalk along its public right-of-way frontages, those being US Hwy 290 and Bois D'Arc Lane. During construction a portion of the sidewalk from their easternmost entrance on US Hwy 290 to their eastern property boundary was not constructed. This was due to the sloping topography in that area as there is a significant drainage channel running across the eastern portion of their property.

As a condition of a certificate of occupancy, they are required to either construct the sidewalk, or deposit funds equivalent to the construction costs in an escrow fund and being approved by the City Council. As it is not feasible to construct the sidewalk partially into the drainage area, they have requested, and staff has agreed, that funds can be deposited in an escrow account so that when feasible, the city may construct the remaining portion of the sidewalk.

City engineering has reviewed the Opinion of Probable Costs (OPC) that was provided by the developer, and they have approved the amount as reasonable. The OPC amount is for \$9,532.00 for approximately 105 linear feet of 6' sidewalk, concrete culverts, excavation, and regrading.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
FORM 1295 FILED: Yes, 2026-13
PRESENTATION: No
ATTACHMENTS: Yes

- Sidewalk Escrow Agreement
- OPC
- Approved Plans
- Aerial Image

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve a Sidewalk Escrow Agreement with NSJ Enterprises Inc. for property located at 13320 US Hwy 290, and permitted as MiniMax #11.
