



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 2, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an escrow agreement to transfer a 15’ wide wastewater easement approximately .32840 acres along Hill Lane for the construction of a wastewater force main.

BACKGROUND/SUMMARY: Developer, DG Manor Downs Property Owner, LP, owns approximately 146.920 acres (the Manor Downs tract). Developer will construct a wastewater force main to receive wastewater service from City of Manor. The proposed force main will run parallel to the City of Austin’s wastewater line and will lie within the City of Austin’s wastewater easement on Manor Downs East, LLC’s property. A wastewater easement is needed on the property owned by Manor Downs East LLC to build the force main and will encroach on the City of Austin’s easement. City of Austin will approve the encroachment of the force main on City of Austin’s wastewater easement until it has received a permit application and approves the final plans. Austin has agreed to “pre-approve” a cross-section in which the force main can be built as part of the off-site wastewater easement granted to the City of Manor. Austin wants some assurance that everyone has signed off on the plans for the Manor wastewater force main before Manor’s easement is recorded. City of Austin is requesting that Developer and property owners enter into an escrow agreement by which the fully executed Manor wastewater easement will be placed into escrow. The escrow agent, Heritage Title Company, will record the easement once (i) the City of Austin has issued the permit allowing the force main to be constructed in its easement, and (ii) Manor and Bluebonnet have approved the plans. The attached Escrow Agreement is provided for City Council’s consideration.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Escrow Agreement

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve the Escrow Agreement with DG Manor Downs Property Owner, LP, Manor Downs East, LLC and Heritage Title Company to transfer a 15’ wide wastewater easement approximately .32840 acres along Hill Lane for the construction of a wastewater force main.