
Economic Development Corporation (Type A)

DEPARTMENT: Public Works & Engineering

FROM: Michelle McCullough, P.E., CFM – Assistant Director/City Engineer

MEETING: May 20, 2024

SUBJECT:

Consider approval of a resolution for a Performance Agreement between the Burleson 4A Economic Development Corporation and C&C Burleson, LLC. for the design and construction of the modification of an existing hooded left turn lane along SW Wilshire Blvd. (*Staff Contact: Michelle McCullough, Assistant Director of Public Works/City Engineer*)

SUMMARY:

Foremark Development, also known as C&C Burleson, LLC., is currently constructing a new retail building at 425 SW Wilshire Blvd., the former China King Buffet site. The new building will be the home of four new businesses: Shipley Doughnuts, Black Rock Coffee, Brident Dental, and a fourth tenant to be determined, which will increase the aesthetics of the property significantly.

The property includes two existing driveway connections to SW Wilshire Blvd. The driveway on the north side of the property serves as a shared access drive for the developer's property and the commercial property to the north. The existing drive to the south serves only the developer's site but is the point of access for the existing hooded left turn from SW Wilshire Blvd. into the developer's property.

As part of an initiative to reduce the number of driveway connections to SW Wilshire, the City engaged Kimley-Horn & Associates to perform a corridor study in 2020 and develop an access management plan. The City's development team utilizes the plan when reviewing proposed development within the corridor and evaluates opportunities to partner with developers to reduce or consolidate driveway connections. Staff met with the developer during the site plan review process to discuss removing one of the driveway connections to the site. Since there is an existing shared access easement for the northern driveway and TxDOT required the construction of a right-turn lane, it was determined the southern driveway could be removed and the shared access driveway utilized to access both the developer's site and the property to the north.

With the removal of the southern driveway, the hooded left turn along SW Wilshire Blvd would require modification to direct traffic into the shared access driveway. Construction of the right-turn lane and removal of the existing southern driveway increase the level of service along this portion of the roadway by allowing vehicles to move to the right out of the main lanes of travel while other vehicles continue north without slowing down.

RECOMMENDATION:

Approve a Performance Agreement between the Burleson 4A Economic Development Corporation and C&C Burleson, LLC. for modification of an existing hooded left turn along SW Wilshire Blvd.

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

October 2, 2023

- Burleson 4A Economic Development Board approved a Performance Agreement for incentives related to re-development of the former China King site.
- City Council ratified the Burleson 4A Economic Development Board's action on a Performance Agreement for incentives related to re-development of the former China King site.

REFERENCE:

4A100223C&CBurleson (Performance Agreement)

FISCAL IMPACT:

Budgeted Y/N: N

Fund Name: 4A Bond Fund

Full Account #s: XXXXXX

Amount: \$409,596.00

Project: DV2404

STAFF CONTACT:

Michelle McCullough, P.E., CFM

Assistant Director/City Engineer

mmccullough@burlesontx.com

817-426-9616