



Performance Agreement

425 SW Wilshire
(Former China King Site)

4A Economic Development Board

May 20, 2024

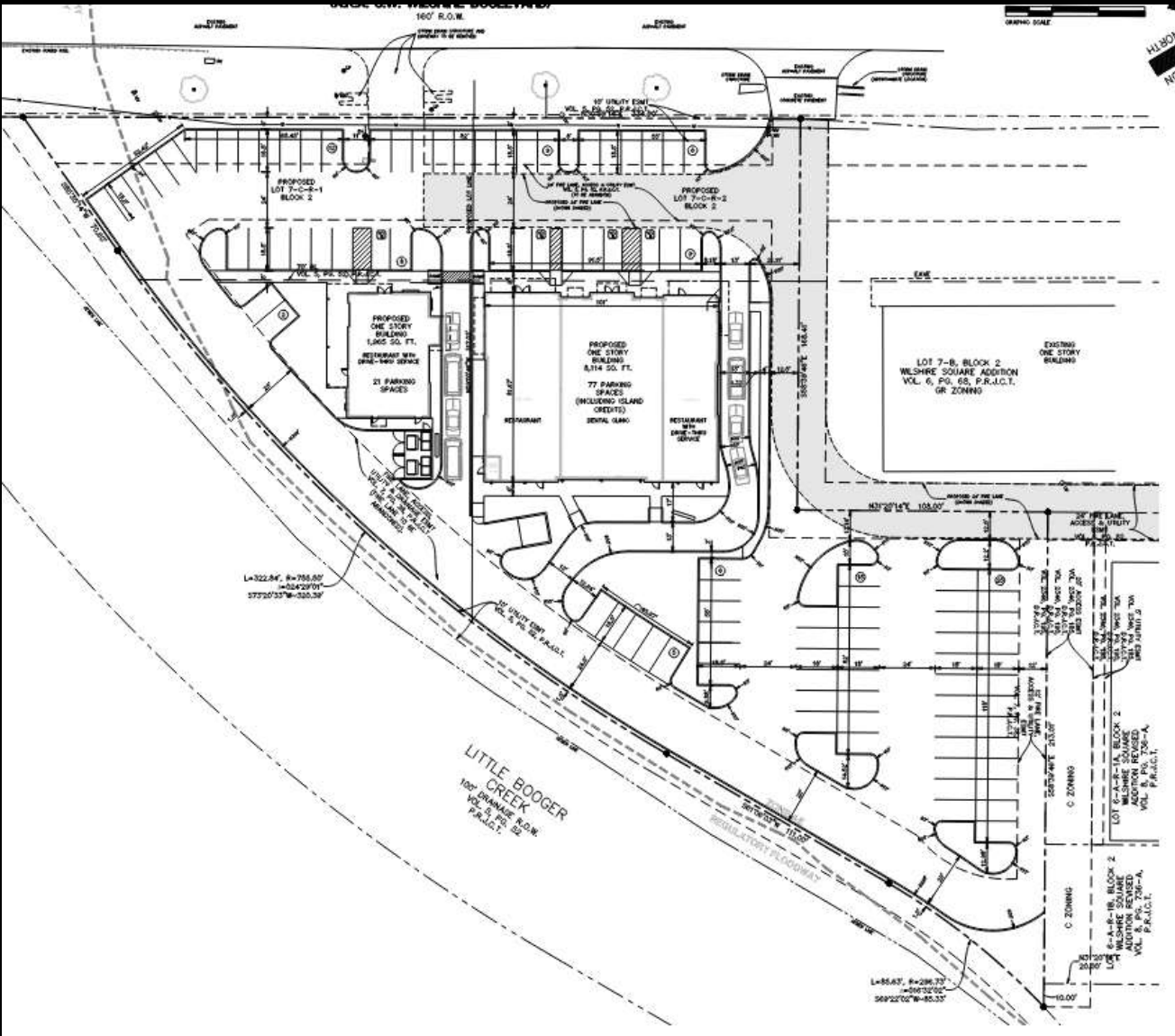
Project Background

October 2, 2023

- 4A Economic Development Board approved a Performance agreement with C&C LLC for incentives related to the re-development of the former China King site
- City Council ratified the 4A Board's action
- Performance agreement includes 4A reimbursement for costs related to the construction of the right turn lane

June 19, 2023 – Site plan administratively approved

November 3, 2023 – Notice to Proceed issued for public infrastructure improvements



Wilshire Blvd (SH 174)

Multiple driveway connections with few dedicated right turn lanes - lowers safety and level of service

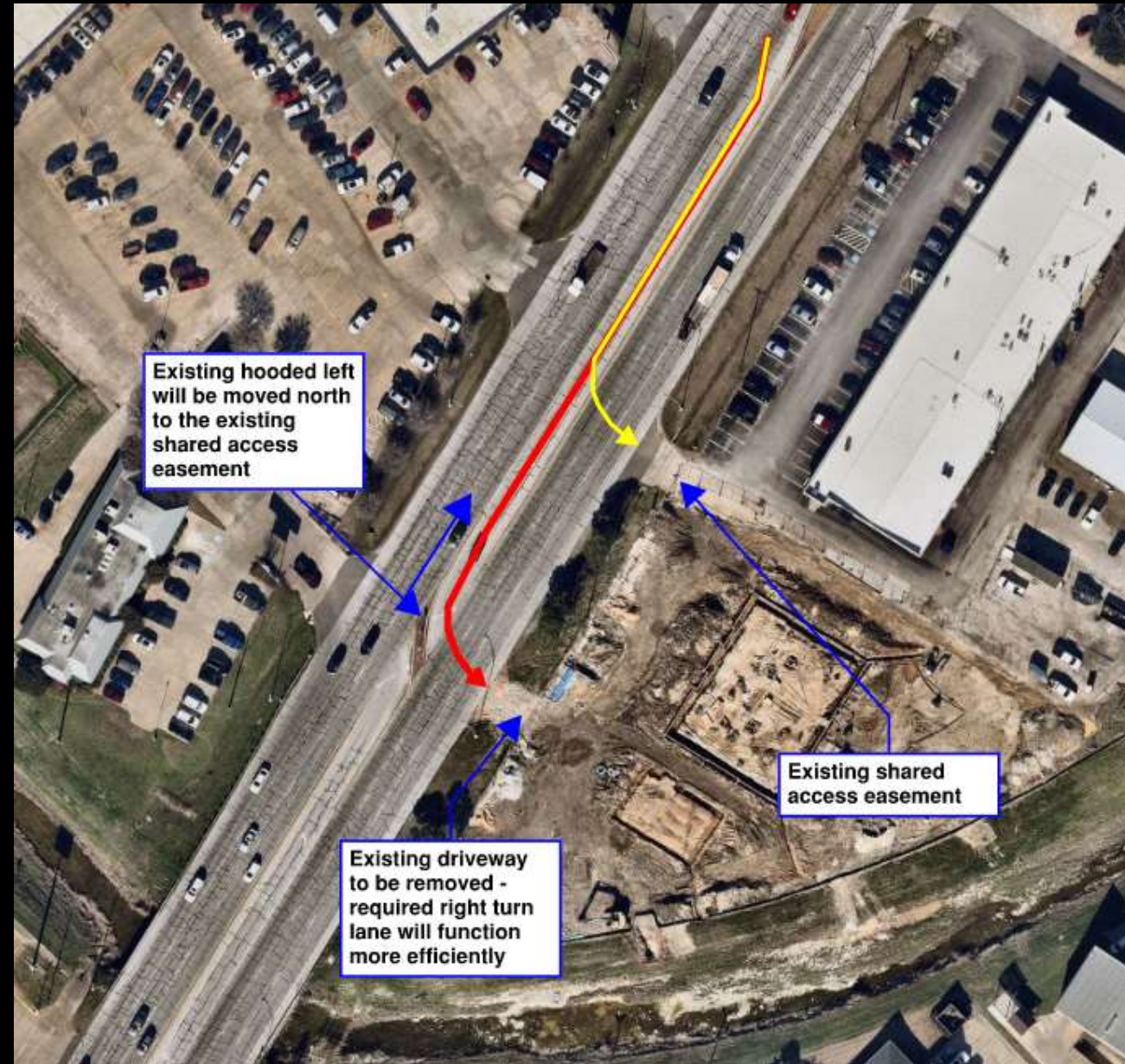
Staff reviews proposed developments for opportunities to work with developers to consolidate, remove, or improve existing driveway connections

Increased safety and level of service

Former China King Site (Black Rock Coffee)

- Existing driveway identified for removal (not required by TxDOT)
- Existing shared access driveway to be utilized to access two commercial properties
- TxDOT required a right turn lane for development – removing the existing south drive will allow turn lane to function more efficiently

Hooded left modification not required by TxDOT – 4A to fund as part of proposed re-development of site



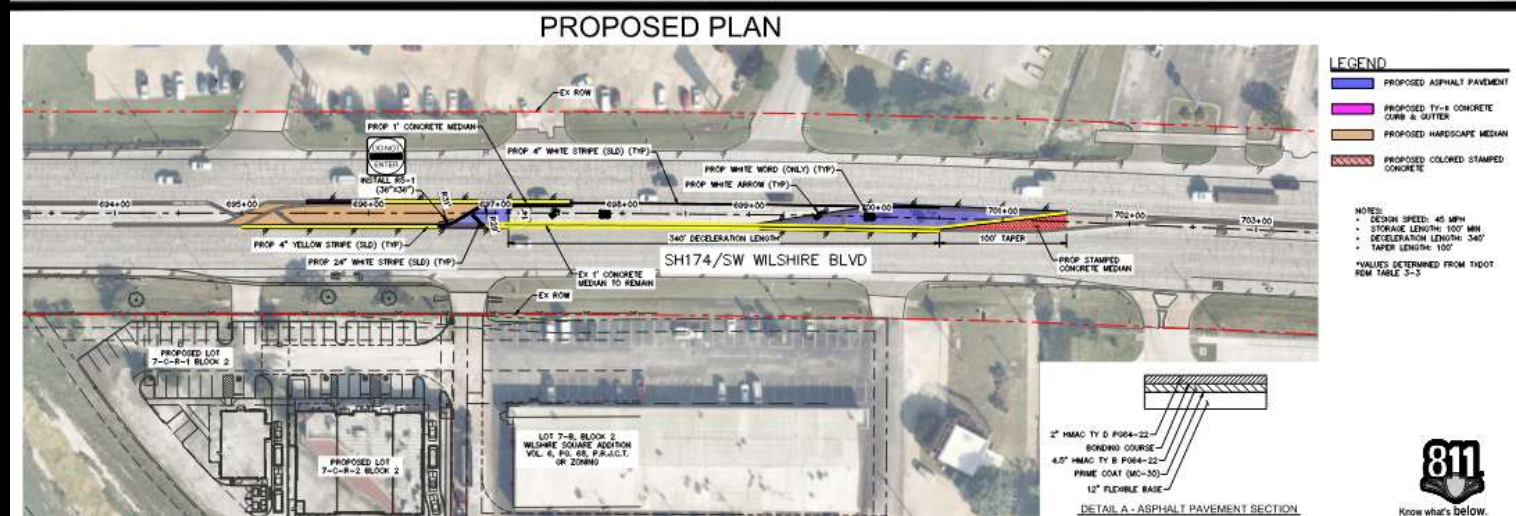
Proposed Improvements

Removal of existing south driveway connection

Modification of hooded left turn to existing shared driveway connection

Level of service increased in this portion of roadway

- Right turn lane will allow vehicles to move from the main lanes
- Allows other vehicles to continue to north without slowing down for turning vehicles
- Removes one driveway limiting access points where vehicles slow and turn into site



Total estimated costs to be funded by 4A - \$409,596.00

Council Action Requested

Approve a Performance Agreement with C&C, LLC for the design and construction of the modification of a hooded left turn along SW Wilshire Blvd.

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the design and construction of the modification of a

Questions / Discussion

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