



Performance Agreement - Amendment

425 SW Wilshire
(Former China King Site)

City Council
January 20, 2026

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

Project Background

May 20, 2024

- 4A Economic Development Board approved a Performance agreement with C&C LLC for reimbursement of funds related to the hooded left modification to serve the development
- City Council ratified the 4A Board's action

Wilshire Blvd (SH 174)

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

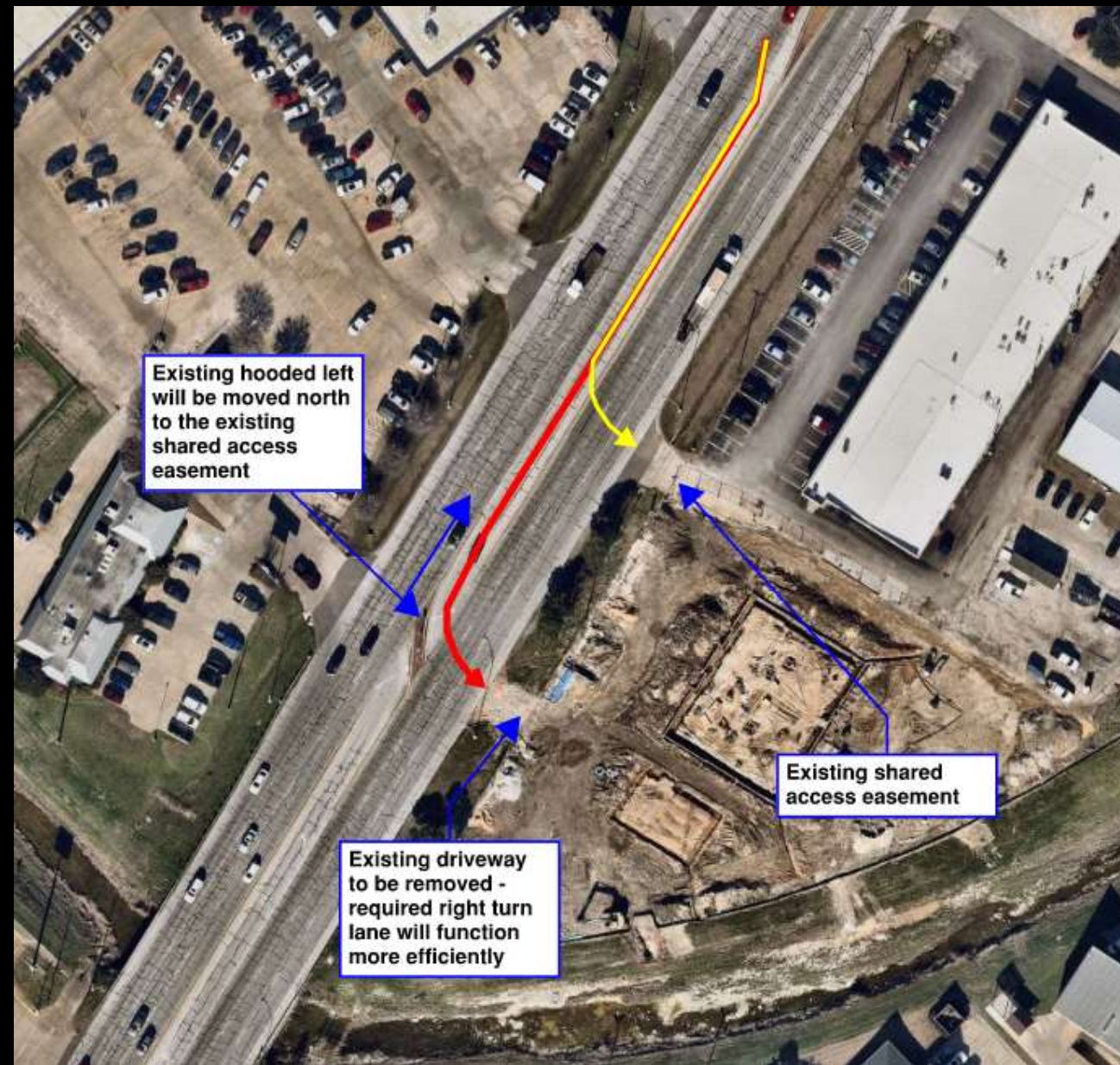
Staff reviews proposed developments for opportunities to work with developers to consolidate, remove, or improve existing driveway connections

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 funded design and construction as part of proposed re-development of site



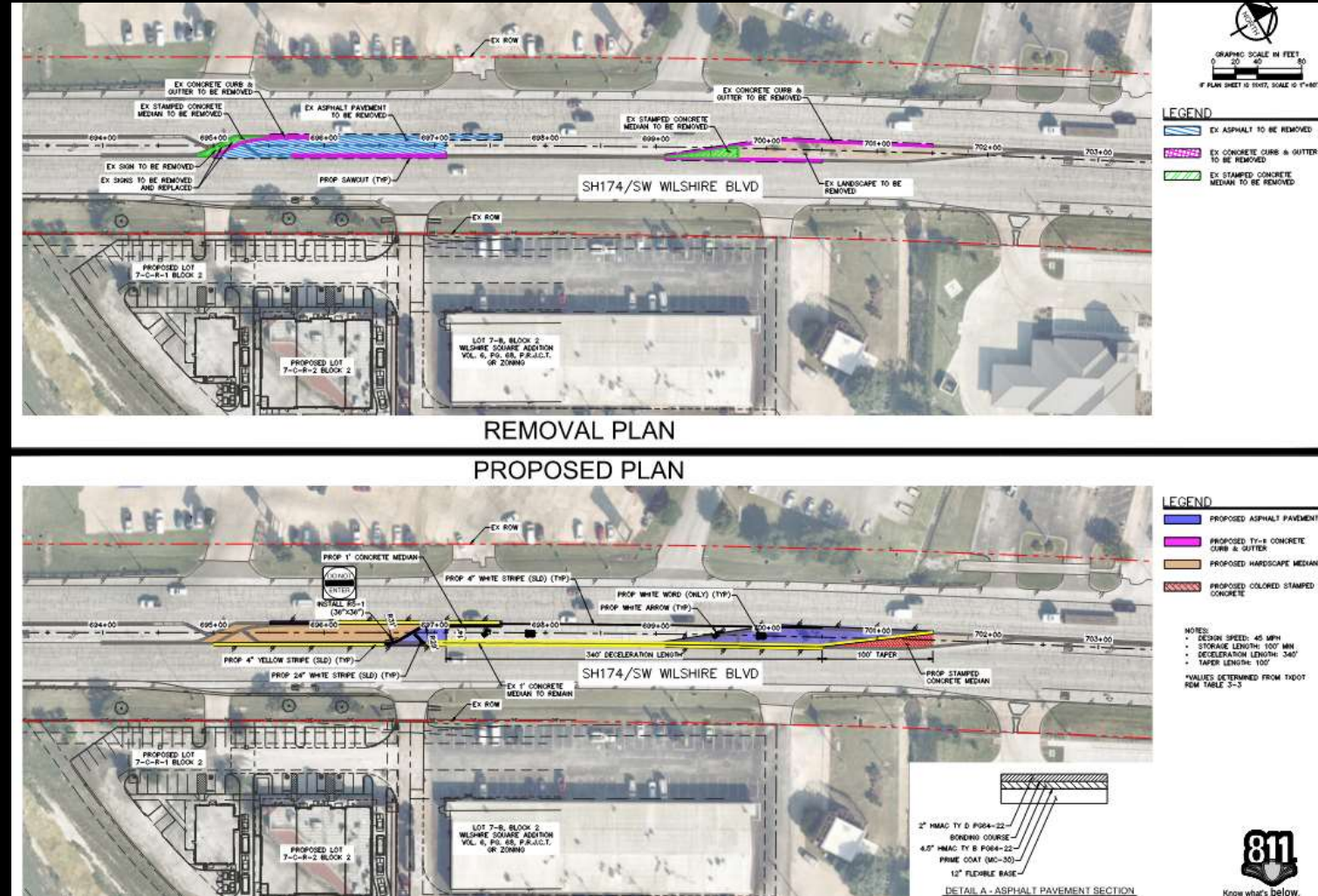
Completed Improvements

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



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

Additional Expenses

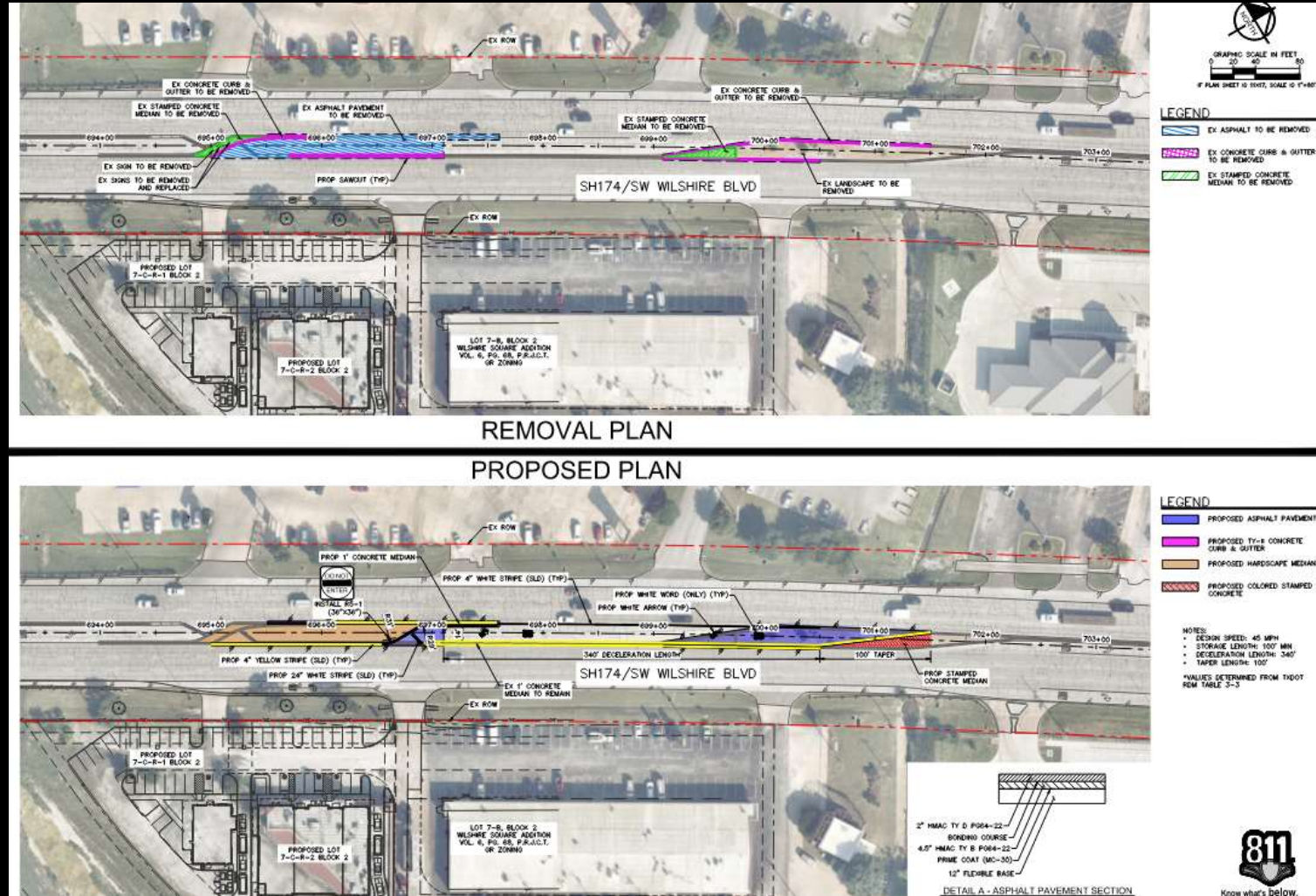
TxDOT required traffic study after performance agreement was approved

As part of the review, TxDOT required additional traffic control not initially anticipated

Construction delayed due to the time for the engineer to provide study and TxDOT review

Construction costs increased over the 6 to 8 month delay of construction

Water line improvement/modification due to relocation of irrigation with new area of landscaping



Total estimated additional costs - \$9,507.50 (Design) and \$43,151.70 (Construction)

Council Action Requested

Approve a minute order ratifying the 4A Economic Development Board's action on an amendment to the Performance Agreement with C&C, LLC for the design and construction of the modification of a hooded left turn along SW Wilshire Blvd.

turn along SW Wilshire Blvd.

and construction of the modification of a hooded left

Performance Agreement with C&C, LLC for the design

Questions / Discussion

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