
Economic Development Corporation (Type A)

DEPARTMENT: Development Services

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

MEETING: January 20, 2026

SUBJECT:

Consider and take possible action on a resolution to amend 4A05202024BlackRockCoffee, 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, Deputy Director/City Engineer)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility Develop and maintain facilities and utility services

SUMMARY:

Foremark Development, also known as C&C Burleson, LLC., constructed a new retail building at 425 SW Wilshire Blvd., the former China King Buffet site. The new building is home to four new businesses: Einstein Bros Bagels, Black Rock Coffee, Mo'Bettah's Hawaiian Style Food, and Handels Ice Cream. The construction of the new building significantly increased the aesthetics of the property.

The property included two existing driveways connected to SW Wilshire Blvd. The north driveway was a shared access point for both the developer's property and the commercial property to the north. The south driveway only served the developer's site. There was an existing left turn lane to access the south driveway, but city staff collaborated with the developer to modify this lane to serve the north shared access driveway, which allowed the south driveway to be removed. Additionally, the developer built a right turn lane at the north driveway, enhancing safety and traffic

flow, by letting vehicles move to the right without slowing down other northbound traffic. These improvements have been completed.

The developer incurred additional costs due to TxDOT requiring a traffic study once the construction plans were submitted for review which also created delays in construction. Additionally, TxDOT required additional traffic control, which was not anticipated at the time of approval of the initial performance agreement. There was existing landscaping within the hooded left median, which was replaced as part of the project, however, additional water line improvements were needed as part of the relocation of the landscaping and irrigation. This was not anticipated and resulted in additional design costs. The additional expenses and time delays caused the developer to incur additional expenses in the amount of \$9,507.50 for design and \$43,151.70 for construction for a total project cost of \$462,255.00.

	Design/Legal	Construction
Original	\$60,700.00	\$348,895.80
Additional	\$9,507.50	\$43,151.70
Total	\$70,207.50	\$392,047.50

RECOMMENDATION:

Approve a resolution to amend 4A05202024BlackRockCoffee, 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.

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

May 20, 2024

- Burleson 4A Economic Development Board approved 4A05202024BlackRockCoffee, a Performance Agreement for reimbursement of expenses related to the hooded left modification on SW Wilshire Blvd to serve the development.
- City Council ratified the Burleson 4A Economic Development Board's action on 4A05202024BlackRockCoffee, a Performance Agreement for reimbursement of expenses related to the hooded left modification on SW Wilshire Blvd to serve the development.

October 2, 2023

- Burleson 4A Economic Development Board approved 4A10022023C&CBurleson, 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 4A10022023C&CBurleson, a Performance Agreement for incentives related to re-development of the former China King site.

REFERENCE:

4A100223C&CBurleson (Performance Agreement)

4A05202024BlackRockCoffee

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$9,507.50

Account Number(s): ST2312-20

Fund: 4A Bond Fund

Account Description: 4A Bond - Design

Proposed Expenditure/Revenue: \$43,151.70

Account Number(s): ST2312-30

Fund: 4A Bond Fund

Account Description: 4A Bond – Construction

STAFF CONTACT:

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