

November 24, 2025

City of Corpus Christi
Public Works Department
Attn: Jorge Chavez, Traffic Engineer V
2525 Hygeia Street
Corpus Christi, TX

Re: RIVERSTONE TRAILS SUBDIVISION – Master Transportation Plan Amendment Application

Dear Mr. Chavez:

Melden & Hunt, as engineers of record, respectfully request the following amendment to the Master Transportation Plan:

1. A2 ARTERIAL (AMANDA LANE)

Requirement: 100 FT. ROW

Proposal: 60 FT. ROW. The proposal is to connect to the existing Amanda Lane to the east with a 60' ROW road and 40' of pavement width back-back. This proposed road will provide for curb, gutter and sidewalks. This road will traverse east-west throughout our development to provide the required E-W connectivity. Amanda Lane will be stubbed out to the west to allow for any future development to connect.

1. Functional Classification and Traffic Volumes:

The proposed street is intended to function as residential collector road rather than a major arterial. With this classification and the projected traffic generated by the development and surrounding area, the expected traffic volumes can be adequately served by a typical two-lane (or two/three-lane) section within a 60-foot ROW. The development adjacent east of Riverstone Trails consists of 1-acre residential lots, and the land to the west is currently zoned agricultural

2. Available Network Capacity

Regional/area mobility will primarily be carried by the higher-classification roadways surrounding the site, such as Northwest Blvd, Wright Movarek Rd., and FM1889. This segment is not expected to serve as a primary through-route, which reduces the need for a wider arterial-type corridor.

3. Typical Cross Section in 60' ROW

A 60-foot right-of-way can accommodate a standard residential collector cross section, including travel lanes, on-street parking (if desired), sidewalks, and utilities. This configuration will provide safe and efficient access for residents while still maintaining appropriate space for public infrastructure.

4. Context and Property Impacts

Maintaining a 100-foot ROW in this location would have a disproportionate impact on the developable area and lot layout relative to the expected traffic demand.

5. **Safety:**

This community will provide for a total of 6 access points, which will assist Emergency Services departments access the property rapidly. The ROW decrease will not have an adverse impact on the safety aspect of this area.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.