



DATE: February 19, 2025
TO: Michael Dice, Director of Development Services
FROM: Jorge Chavez P.E., Engineer V Public Works/Traffic

A proposed amendment to modify the Corpus Christi Transportation Master Plan ("MobilityCC") – C3 Collector Street between County Road 22 and County Road 20A

Purpose:

The purpose of this item is to amend the Corpus Christi Transportation Master plan ("MobilityCC") by modifying a proposed C3 collector to a C1 collector, running North to South connecting County Road 22 and County Road 20A respectively. The proposed amendment would reduce the dedicated right-of-way (ROW) from 75 feet to 60 feet.

BACKGROUND AND FINDINGS:

The Mirabella Development is proposed on the east side of SH 286 between County Road 22 and County Road 20A. The proposed development will consist of 1154 dwelling units of single-family residential development. The single-family residential development will consist of 7 phases and full build-out of the proposed development is assumed by 2032.

Consultant KCI submitted a Traffic Impact Analysis (TIA) to provide support for the proposed amendment to MobilityCC which would modify a C3 collector, which is identified as Mirabella Street on the plat, to a minor C1 collector.

A C3 collector can be comprised of four (4) traffic lanes: two (2) travel lanes in each direction, curb and gutter, and sidewalk on both sides. The developer is proposing an amendment that will modify the C3 collector to a C1 collector which will reduce the total traffic lanes to two (2): one (1) travel lane in each direction, curb and gutter, and sidewalk on both sides.

ALTERNATIVES:

1. Denial of the proposed Corpus Christi Transportation Master plan (“MobilityCC”) amendment which would require the developer to build a C3 Collector Street .

RECOMMENDATION:

City Staff recommends the following:

- Mirabella Street (north/south) - reduce from C3 collector to a C1 collector
- CR 22 (east/west) – reduce from a C3 collector to a C1 collector

Recommendation for Mirabella Street (North-South Section):

The development is proposing Mirabella Street (North-South Section) as a Residential Collector (C1) with 1 lane in each direction with capacity of 4000-8000 daily trips. Per the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th edition, each lot generates 10 daily trips, so having a residential collector (C1) collector cross section allows 800 lots (8000 trips/day). It is expected this collector will be used by 400 lots within the Mirabella subdivision, and it will still have capacity for another 400 homes from adjacent properties to have internal connectivity, therefore, a Residential Collector (C1) is recommended.

LIST OF SUPPORTING DOCUMENTS:

Presentation