



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for City Council Meeting of June 23, 2026

DATE: June 23, 2026

TO: Peter Zanoni, City Manager

FROM: Ernesto De La Garza, P.E., Interim Assistant City Manager & Director of Public Works
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**Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment
Request– Removal of a Proposed C1 Collector (Project 18-V)**

CAPTION:

Ordinance amending the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Project 18-V, a proposed C1 Collector located between SH361 and the coastline; and providing for publication.

SUMMARY:

This is an ordinance amending the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Project 18-V, a proposed C1 Collector located between SH361 and the coastline.

BACKGROUND AND FINDINGS:

The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. This plan also helps define how roads will ultimately be designed and constructed. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action.

The Coastal Dunes LLC Planned Unit Development is an undeveloped tract (34.12-acres) located between SH361 and the coastline. The development is proposed to consist of 143 lots that will be developed in a single phase. The development is located within City limits.

Urban|DCCM, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 18-V on the Roadway Master Plan. As part of the justification request, the consultant noted the alignment, presence of

jurisdictional wetlands, drainage concerns, and proximity to another planned beach access road (Beach Access Road 3). Beach Access Road 3 is identified as Project 18-AA on the Roadway Master Plan. It is located ½ -mile north of Project 18-V (located in Coastal Dunes development). Beach Access Road 3 was approved as part of Bond 2020 program and would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

If Project 18-V is maintained, the developer would be required to dedicate a 60-ft right-of-way and construct public improvements. A summary of the request is summarized in the table below.

ID #	Road	Classification	Limits	Proposed Modification
1	Project 18-V	C1 Collector	SH 361 to Coastline	Removal

Per the Infrastructure Design Manual, the typical cross-sections of a C1 Collector is provided in the table below:

Road	ROW Width (FT)	Travel Lanes	Median Turn Lane	Sidewalk (FT)	Average Daily Trips (Vehicles/Day)
C1 Collector	60	2	No	5	4,000 – 8,000

City staff supported the amendment request for the following reasons:

1. Beach access was not required for beach patrol and safety. This segment of beach, although maintained by the City’s Parks Department, utilizes mobile patrol versus traditional lifeguard stands due to the narrow sections and terrain (typically requires four-wheel drive).
2. Sufficient beach access will be provided via Beach Access Road 3 (to the north) and Access Road 2(to the south). This is supported by the Corpus Christi Fire Department to aid in maintaining beach access and safety patrol.
3. Corpus Christi Fire Department only requires two points of access, off of SH361, to meet building code requirements. The developer will be providing these two access points

The request was presented to the Planning Commission on March 18, 2026. Planning voted unanimously to remove Project 18-V.

ALTERNATIVES:

Maintain Project 18-V on the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi which requires dedication of a 60-ft right-of-way .

FISCAL IMPACT:

None.

RECOMMENDATION:

City Staff recommends amendments to Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, as proposed in the ordinance.

LIST OF SUPPORTING DOCUMENTS:

Presentation
Ordinance