



# CITY OF CORPUS CHRISTI

## AGENDA MEMORANDUM

Action Item for City Council Meeting of February 10, 2026

**DATE:** February 10, 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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<b>Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request– Removal of Two Proposed C1 Collectors</b>
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### **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 Projects 1-AO, 1-AN and 1-AM, proposed C1 Collectors located between IH 69 and CR 69; 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 Projects 1-AO, 1-AN and 1-AM, proposed C1 Collectors located between IH 69 and CR 69.

### **BACKGROUND AND FINDINGS: .**

The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the City’s future master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The master plan is important and utilized for the following reasons:

- Designating the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to maintain a well-connected street network as the City grows;
- Creating a coordinated plan used by the City and other public agencies when making transportation planning and land acquisition decisions;
- Creating an efficient multi-modal system;
- Defining how roads will be designed and constructed.

Amendments to the plan require Planning Commission recommendation to City Council for action.

The Public Works Department received an application to amend “Mobility CC” from MPM Development, the agent for the Meadow Ridge subdivision, on December 5, 2025. The City’s Transportation Master Plan proposes Project 1-AN (1400’ E of CR 69 to 3105’ E of CR 69) and Project 1-AO (3105’ E of CR 69 to 4519’ E of CR 69), which are proposed C1 Collector alignments (60-ft Right-of-Way dedication), within the development. They requested to remove Project 1-AO,

Project 1-AN, and Project 1-AM. Meadow Ridge is an undeveloped tract (15.54-acres) located on the west side of IH 69 and north of County Road 52 within city limits (District 1). The development is proposed for residential use.

The Public Works Department received an application to amend “Mobility CC” from the Stratus firm, the agent for Nemec Towne Center Phase 2, Block 1, on December 17, 2025. The City’s Transportation Master Plan proposes Project 1-AN (1400' E of CR 69 to 3105' E of CR 69), a proposed C1 Collector alignment (60-ft Right-of-Way dedication) within the development. They requested to delete Project 1-AO. Nemec Towne Center Phase 2, Block is an undeveloped tract (25.343 -acres) located on the west sid. of IH 69 and north of County Road 52 within city limits (District 1). The development is proposed for commercial use.

Both requests were presented to Planning Commission on January 21, 2026. Planning voted to remove Project 1-A0, Project 1-AN, and Project 1-AM. Removal of these three segments eliminates a proposed corridor between IH69 and CR69.

**ALTERNATIVES:**

Maintain Project 1-A0, Project 1-AN, and Project 1-AM on the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi.

**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