



AGENDA MEMORANDUM

1st Reading Ordinance for the City Council Meeting June 17, 2025
2nd Reading Ordinance for the City Council Meeting June 24, 2025

DATE: June 17, 2025

TO: Peter Zanoni, City Manager

FROM: Ernesto De La Garza, Director of Public Works
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| <p>Corpus Christi Urban Transportation Master Plan “Mobility CC” Amendments Modifications Related to Future Mirabella and King’s Lake West Developments</p> |
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CAPTION:

Ordinance amending the Roadway Master Plan Map and the Urban Transportation Plan Map of Mobility CC, transportation elements of the Comprehensive Plan of the City of Corpus Christi, by modifying County Road 22 between SH286 and County Road 43 from an A2 Arterial to a C1 Collector, modifying County Road 22 between County Road 43 and a proposed P1 Parkway from a C3 Collector to a C1 Collector, and modifying a planned road between County Road 22 and County Road 20A from a C3 Collector to a C1 Collector; amending related elements of the Comprehensive Plan of the City; and providing for publication.

SUMMARY:

KCI Engineers, an agent for the developer of Mirabella, and Pape-Dawson Consulting Engineers, LLC (Pape-Dawson Engineers), an agent for the developer of King’s Lake West, submitted applications requesting to modify (reduce) the proposed classifications of roadways on the City’s transportation master plan. These planned roadways are within and along the frontage of these future developments.

KCI Engineers requested to reduce the classification of a planned (C3) Collector, between County Road 22 and County Road 20A, to a (C1) Collector. Pape-Dawson Engineers requested to reduce the classification of County Road 22 (planned (C3) Collector) and County Road 43 (planned (A2) Arterial) to a (C1) Collector. City staff supported and recommended the requests to reduce the classifications of County Road 22 and the planned (C3) Collector. City staff also recommended reducing the classification of County Road 22, from SH286 to County Road 43 to maintain consistency on the proposed right-of-way widths. The Planning Commission supported all of staff’s recommendations. Final approval of these modifications to the plan require Council action.

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. Modifications to the plan require Council action.

Mirabella Development is an undeveloped tract located on the east side of SH 286 between Weber Road and Staples Street. It will consist of 1154 dwelling units scheduled for buildout over seven phases by 2032. King's Lake West is an undeveloped, 110-acre tract located southeast of FM 43 at the County Road 43 intersection that will consist of 502 single family detached houses scheduled for completion in 2028. Both developments are in the City's Extraterritorial Jurisdiction (ETJ).

KCI Engineers (Mirabella) and Pape-Dawson Consulting Engineers, LLC (King's Lake West), each prepared a Traffic Impact Analysis (TIA) for City review. The TIA for each development analyzed existing and projected site-generated traffic on area roadways and studied intersections within a 1.0-mile radius as required by the City's Unified Development Code (UDC).

KCI (Mirabella) submitted an application to request Transportation Master Plan amendments for the planned (C3) Primary Collector to a (C1) Collector (See Exhibit A). The TIA projected 4,000 vehicles per day along the planned segment. This projected design capacity falls within the threshold of a (C1) Collector. City staff supported this recommendation, but also recommended reducing County Road 22, a planned (A2) Arterial, to a (C1) Collector. The Planning Commission supported staff's recommendations and voted as follows: Abstain (1), Yea (6), and Against (2).

Pape-Dawson Consulting Engineers, LLC (King's Lake West) submitted an application to request Transportation Master Plan amendments for County Road 22, a planned (C3) Primary Collector and County Road 43, a planned (A2) Secondary Arterial to a (C1) Collector (See Exhibit A). Staff did not support the request to modify County Road 43, a proposed (A2) arterial to a proposed (C1) Collector. The reason being County Road 22 is an east-west roadway that would dead end into a future Oso Parkway Collector. County Road 43 is a north-south segment between FM43 (Weber) and FM2444 (South Staples) with the potential for growth further south. Planning Commission supported staff's recommendations and voted as follows: Yea (8), and Against (1).

A summary of the requests and recommendations are summarized in the table below.

| ID # | Road | Classification | Limits | Proposed Modification | Requestor | Planning Commission /Staff Recommendation |
|------|----------------------|-----------------------|-----------------------------------|-----------------------|-------------|---|
| 1 | Planned C3 Collector | C3 Primary Collector | County Road 22 to County Road 20A | C1 Collector | Mirabella | Yes |
| 2 | County Road 22 | C3 Primary Collector | SH286 to County Road 43 | C1 Collector | King's Lake | Yes |
| 3 | County Road 22 | A2 Secondary Arterial | County Road 43 to P1 Parkway | C1 Collector | City | Yes |
| 4 | County Road 43 | A2 Secondary Arterial | Adjacent to King's Lake | C1 Collector | King's Lake | No |

Per the Transportation plan, Typical sections of a (C1) Collector, (C3) Collector, (P1) Parkway, and (A2) Secondary Arterial are provided in the table below:

| Road | ROW Width (FT) | Travel Lane | Median Turn Lane | Sidewalk (FT) | Average Daily Trips (Vehicles/Day) |
|-------------------------|----------------|-------------|------------------|---------------|------------------------------------|
| C1 Collector | 60 | 2 | No | 5 | 4,000 – 8,000 |
| Primary Collector (C3) | 75 | 4 | No | 5 | 10,000 – 14,000 |
| Parkway Collector (P1) | 80 | 2 | No | 5 | 4,000 – 8,000 |
| Secondary Arterial (A2) | 100 | 4 | Median | 5 | 4,000 – 8,000 |

ALTERNATIVES:

Denial of Planning Commission and City Staff recommendations.

FISCAL IMPACT:

None.

RECOMMENDATION:

City Staff recommends the following modifications to the Corpus Christi Transportation Master Plan "Mobility CC":

1. Modify planned (C3) Primary Collector to a (C1) Collector (impacts the Mirabella Development Only).
2. Modify County Road 22 from a proposed (A2) Secondary Arterial and (C3) Primary Collector to a proposed (C1) Collector from SH286 to Oso Parkway (impacts both developments).

LIST OF SUPPORTING DOCUMENTS:

Presentation
Exhibit A