



CITY OF  
**CORPUS CHRISTI**

**AGENDA MEMORANDUM**

Resolution for the City Council Meeting of June 23, 2026

**DATE:** June 23, 2026

**TO:** Peter Zanoni, City Manager

**FROM:** Yvette Wallace, Interim Director Development Services  
[YvetteDO@cctexas.com](mailto:YvetteDO@cctexas.com)  
(361) 826-3840

**Approval of a Developer Participation Agreement for Street Oversizing for the street infrastructure improvements at King's Landing Unit 12.**

**CAPTION:**

Resolution authorizing a Participation Agreement ("Agreement") with MPM Development, LP ("Developer") for the City's share of the cost for the oversizing of the Portland Cement Concrete Pavement/Roller Compacted Concrete Pavement (PCCP/RCCP) street infrastructure improvements from a "L-1A" Local Residential street to a "C-3" Primary Collector street on Castle Black Drive not to exceed \$842,210.40 for the development known as King's Landing Unit 12, located north of Lady Alexa Drive and west of London Pirate Road (District 3).

**SUMMARY:**

MPM Development, LP is developing a new residential subdivision and is required to construct the street infrastructure improvements. The Participation Agreement with MPM Development, LP will reimburse the developer up to \$842,210.40 for oversizing associated with constructing Castle Black Drive from a Local Residential street to a "C-3" Primary Collector street, using roller compacted concrete, which will be warranted for 10 years.

**BACKGROUND AND FINDINGS:**

The Developer has requested and is eligible for reimbursement through a developer participation agreement for the street infrastructure improvements at King's Landing Unit 12 for the construction cost per UDC Section 8.4. The Developer will oversize the street infrastructure from a "L-1A" Local Residential street, which has a 50' ROW and 28' Back

to Back Curb, to a “C-3” Primary Collector street with 50’ Back to Back Curb using roller compacted concrete. The King’s Landing Subdivision is part of the Pilot Program for Roller Compacted Concrete Roadway Improvements. Under the Pilot Program and the Participation Agreement, the Developer provides a 10-year warranty on roadway improvements in addition to 7 years of maintenance, which runs concurrently.

**ALTERNATIVES:**

An alternative to utilizing Developer Participation funds to construct the required stormwater infrastructure improvements would be to construct the improvements under a city-initiated CIP project. This option would most likely delay the development of the property until the required funding for the improvements could be programmed into the CIP budget and would most likely impact the developer’s ability to build out the planned residential subdivision in a timely manner.

**FINANCIAL IMPACT:**

The fiscal impact for FY 2026 is \$842,210.40 with funds available in the Street Fund.

**Funding Detail:**

Fund:	1041 Streets
Department:	33 Streets
Organization:	11112 Purchases with Short Term Debt
Project # (CIP only):	
Account:	530000 Professional Services
Amount:	\$842,210.40
Fiscal Year:	2026

**RECOMMENDATION:**

The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Crossings. The oversizing street infrastructure will be an improvement and provide an overall greater capacity. Staff recommends approval.

**LIST OF SUPPORTING DOCUMENTS:**

- Resolution (with exhibits)
- Agreement (with exhibits)
- Presentation
- Location Map