



# Corpus Christi Transportation Master Plan (MobilityCC) Amendment



## Mirabella Development

### Proposed modification to a C3 Collector

### (between County Road 22 and County Road 20A)



Planning Commission Presentation

Feb 19, 2025

# EXISTING TRANSPORTATION PLAN



# DEVELOPER'S PROPOSED TRANSPORTATION PLAN










WEBER (FM 43)

CROSTOWN (HWY 286)

CR 22

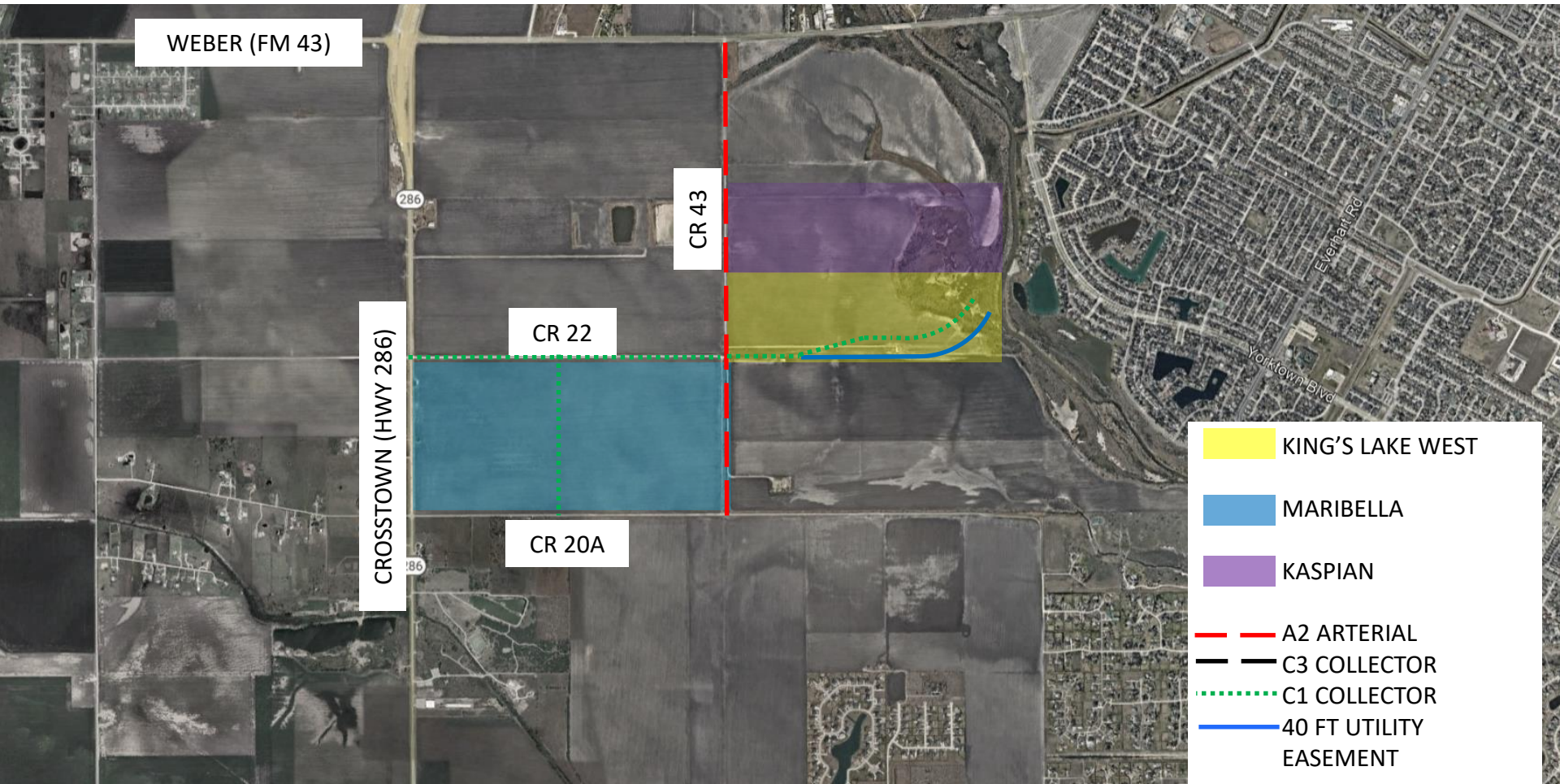
CR 20A








CR 43

-  KING'S LAKE WEST
-  MARIBELLA
-  KASPIAN
-  A2 ARTERIAL
-  C3 COLLECTOR
-  C1 COLLECTOR
-  40 FT UTILITY EASEMENT



# CITY'S RECOMMENDED TRANSPORTATION PLAN



-  KING'S LAKE WEST
-  MARIBELLA
-  KASPIAN
-  A2 ARTERIAL
-  C3 COLLECTOR
-  C1 COLLECTOR
-  40 FT UTILITY EASEMENT



# Background

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- Developer provided a Traffic Impact Analysis addressing impacts, mitigation measures and proposed transportation plan amendments.
- Proposed development will consist of the following:
  - 1154 single-family residential dwelling units
  - 7 phases & full build-out by 2032.



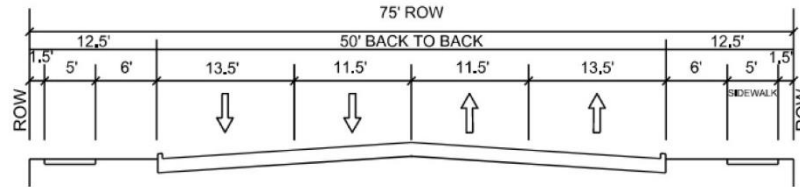
# Transportation Plan Amendment



## Mirabella Street (North-South Section)

The City of Corpus Christi Transportation Plan calls Mirabella Street (North-South Section) roadway to be a primary collector (C3). The primary collector (C3) cross-section is presented on **Figure 18A**.

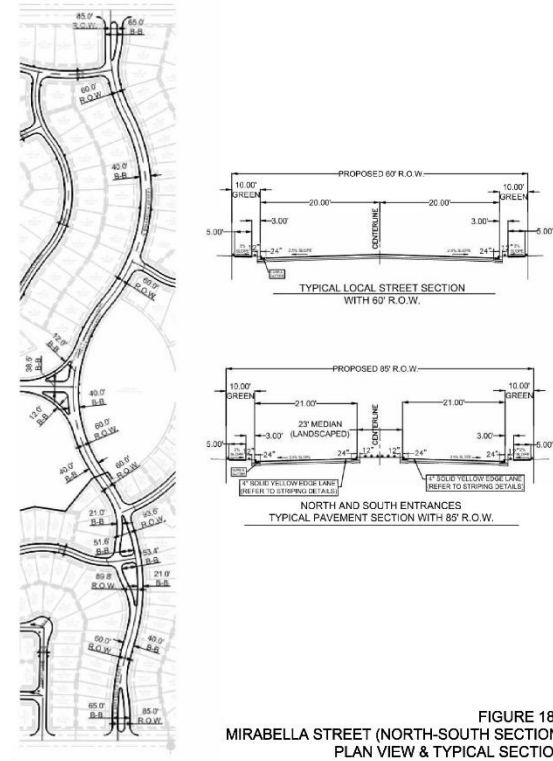
**Figure 18A – Primary Collector – City of Corpus Christi IDM**



## **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.

The proposed improvements to Mirabella Street (North-South Section) are presented on **Figure 18B**.



**FIGURE 18B  
MIRABELLA STREET (NORTH-SOUTH SECTION)  
PLAN VIEW & TYPICAL SECTION**



# Recommendation

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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