



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Resolution for the City Council Meeting of June 23, 2026

DATE: June 23, 2026
TO: Peter Zaroni, City Manager
FROM: Yvette Wallace, Director Development Services
YvetteDO@corpuschristitx.gov
(361) 826-3840

Approval of a Developer Participation Agreement for Street Oversizing for the street infrastructure improvements at Oso Creek Corner Unit 3.

CAPTION:

Resolution authorizing a Developer Participation Agreement with MPM Development, L.P. to reimburse the developer an amount not to exceed \$544,557.60 for the construction of a section of Oso Parkway related to the Oso Creek Corner subdivision located off Yorktown Boulevard and southeast of Starry Road. (District 5)

SUMMARY:

MPM Development is developing a new residential and commercial subdivision which requires construction of pavement improvements. The City has requested that the Developer construct Oso Parkway to Parkway Collector standards, which the developer has agreed to enter into a developer participation agreement for the requested oversizing of Oso Parkway inside of the proposed development. Total cost to construct Oso Parkway at the requested standard is \$1,218,183.00, of which the City will fund \$544,557.60; which is the difference between the Parkway Collector construction cost and the C1 collector street construction cost; details of the cost estimate is included in the agreement as Exhibit 3.

BACKGROUND AND FINDINGS:

City has requested the developer to oversize Oso Parkway from a C1 Collector (60' right of way) to a P1 Parkway Collector (80' right of way) to accommodate anticipated future traffic flows. Developer's cost to construct the C1 Minor Collector street was estimated to be \$764,385.00; developer's cost to construct the P1 Parkway Collector street was estimated to be \$1,218,183.00. The City and developer have agreed to enter into a Development Participation Agreement to fund the difference between the P1 and C1 Cost Estimates. Thus, the city will contribute to the construction cost not to exceed amount of \$544,557.60.

The Developer, MPM Development, L.P., has requested and will be eligible for reimbursement through a developer participation agreement for the paving improvements at Oso Creek Corner for the construction cost per UDC Section 8.4.

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 \$544,557.60 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: \$544,557.60
Fiscal Year: 2026

RECOMMENDATION:

The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Crossings. The pavement will be an improvement and provide an overall greater overall construction of the development. Staff recommends approval.

LIST OF SUPPORTING DOCUMENTS:

Resolution (with exhibit)
Agreement (with exhibit)
Presentation
Location Map