



## AGENDA MEMORANDUM

Public Hearing Item for the Planning Commission meeting of February 4, 2026

**DATE:** January 29, 2026

**TO:** Peter Zanoni, City Manager

**FROM:** Daniel McGinn, Interim Assistant City Manager  
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### **Ordinance adopting the Padre/Mustang Island Mobility Plan as an element of the Plan CC Comprehensive Plan.**

#### **CAPTION:**

Public Hearing and recommending action for City Council to adopt the Padre/Mustang Island Mobility Plan as an element of Corpus Christi's Comprehensive Plan – Plan CC.

#### **SUMMARY:**

The Padre/Mustang Island Mobility Plan ("Island Mobility Plan") was initiated by the City of Corpus Christi to further previous planning efforts conducted for the area. The Island Mobility Plan evaluates the existing transportation system and recommends improvements that establish safe walking, cycling, golf cart, and watercraft connectivity.

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

The Island Mobility Plan establishes recommendations for a comprehensive transportation network that connects residential neighborhoods to activity centers by identifying critical routes for walking, bicycling, golf carts, and water transportation. The recommendations were developed through extensive community engagement. In addition, city staff coordinated with the Texas Department of Transportation (TxDOT) and Nueces County parks regarding recommendations that would impact those state- and county-owned facilities.

The Island Mobility Plan launched in the Spring of 2023 under the Economic Development Department and Funded by the TIRZ #2

#### **Project Timeline**

- Spring/Summer 2023 – Existing Conditions Review
- August 8, 2023 – Project intro at Island Strategic Action Committee (ISAC) and First Survey Launched
- Fall 2023 – Draft Recommendations Developed
- October 2023 – Public Open House
- Winter 2023/24 - Finalize Recommendations
- November 2023 – 2nd Online Survey

- April 15, 2024 – Public Open House

In May 2024, project management was transferred to the Planning and Community Development Department to finalize the recommendations. Upon review of the draft recommendations, and in consultation with the ISAC, more specific recommendations for Park Road 22 and State Highway 361 were developed and presented to TxDOT and Chairman Todd Hunter. Once recommendations were finalized, the Public Draft of the Padre/Mustang Island Mobility Plan was published online in late April 2025 and announced via Constant Contact email, initiating the plan adoption process.

#### Plan Adoption Timeline

- June 3, 2025 – ISAC recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment to emphasize greenscape and adequate drainage solutions on Park Road 22 and revise Sea Pines and Whitecap West interim and future recommendations with the ISAC.
- June 11, 2025 – Planning Commission held a Public Hearing and recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment giving preference to native plants and oak trees in the landscape areas of Park Road 22 and adding language to consider configurations to accommodate vehicle staking during school pick up and drop off along Park Road 22.
- February 3, 2026 – ISAC discussion and recommending action.
- February 4, 2026 – Planning Commission Public Hearing and recommending action.

The Draft Island Mobility Plan is already informing the design for Sand Dollar, which is funded by the TIRZ #2 Paper Streets Project.

#### **ALTERNATIVES:**

The plan development process involved the analysis of alternatives that were reviewed with the community and partner agencies. The plan being presented represents the selection of the best alternatives for improving connectivity across North Padre Island.

#### **FISCAL IMPACT:**

Adoption of the plan itself does not have a financial impact. While the plan includes an implementation schedule for recommended improvements, City staff, the TIRZ #2 Board, and Council would review and approve future actions with financial obligations needed to implement this plan.

#### **Funding Detail:**

Fund: N/A

Organization/Activity: N/A

Department: N/A

Project # (CIP Only): N/A

Account: N/A

#### **RECOMMENDATION:**

Staff and the Island Strategic Action Committee recommend adoption of the Padre/Mustang Island Mobility Plan with the proposed ISAC amendments.

#### **LIST OF SUPPORTING DOCUMENTS:**

Padre/Mustang Island Mobility Plan  
Presentation