



CITY OF  
**CORPUS CHRISTI**

**AGENDA MEMORANDUM**

Action Item for Planning Commission Meeting of March 18, 2026

**DATE:** March 18, 2026

**TO:** Yvette Dodd, Interim Director of Development Services

**FROM:** Renee Couture, P.E., Assistant Director-Traffic, Public Works  
[reneec@corpuschristitx.gov](mailto:reneec@corpuschristitx.gov)  
(361) 826-3539

**Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment  
Request– Removal of a Proposed C1 Collector (Project 18-V)**

**PURPOSE:**

The purpose of this is consider a developer’s request the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Project 18-V, a proposed C1 Collector located between SH361 and the coastline.

**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. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action.

The Coastal Dunes LLC Planned Unit Development is an undeveloped tract (34.12-acres) located between SH361 and the coastline. The development is proposed to consist of 143 lots that will be developed in a single phase. The development is located within City limits.

Urban|DCCM, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 18-V on the Roadway Master Plan. As part of the justification request, the consultant noted the alignment, presence of jurisdictional wetlands, drainage concerns, and proximity to another planned beach access road (Beach Access Road 3). Beach Access Road 3 is identified as Project 18-AA on the Roadway Master Plan. It is located ½ -mile north of Project 18-V (located in Coastal Dunes development). Beach Access Road 3 was approved as part of Bond 2020 program and would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

If Project 18-V is maintained, the developer would be required to dedicate a 60-ft right-of-way and construct public improvements. A summary of the request is summarized in the table below.

<b>ID #</b>	<b>Road</b>	<b>Classification</b>	<b>Limits</b>	<b>Proposed Modification</b>
1	Project 18-V	C1 Collector	SH 361 to Coastline	Removal

Per the Infrastructure Design Manual, the typical cross-sections of a C1 Collector is provided in the table below:

<b>Road</b>	<b>ROW Width (FT)</b>	<b>Travel Lanes</b>	<b>Median Turn Lane</b>	<b>Sidewalk (FT)</b>	<b>Average Daily Trips (Vehicles/Day)</b>
C1 Collector	60	2	No	5	4,000 – 8,000

**ALTERNATIVES:**

Denial of developer request.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

City Staff recommends removal as presented.

**LIST OF SUPPORTING DOCUMENTS:**

- Presentation
- MTP Application Request
- Justification Request