

2950 Rock Prairie Road

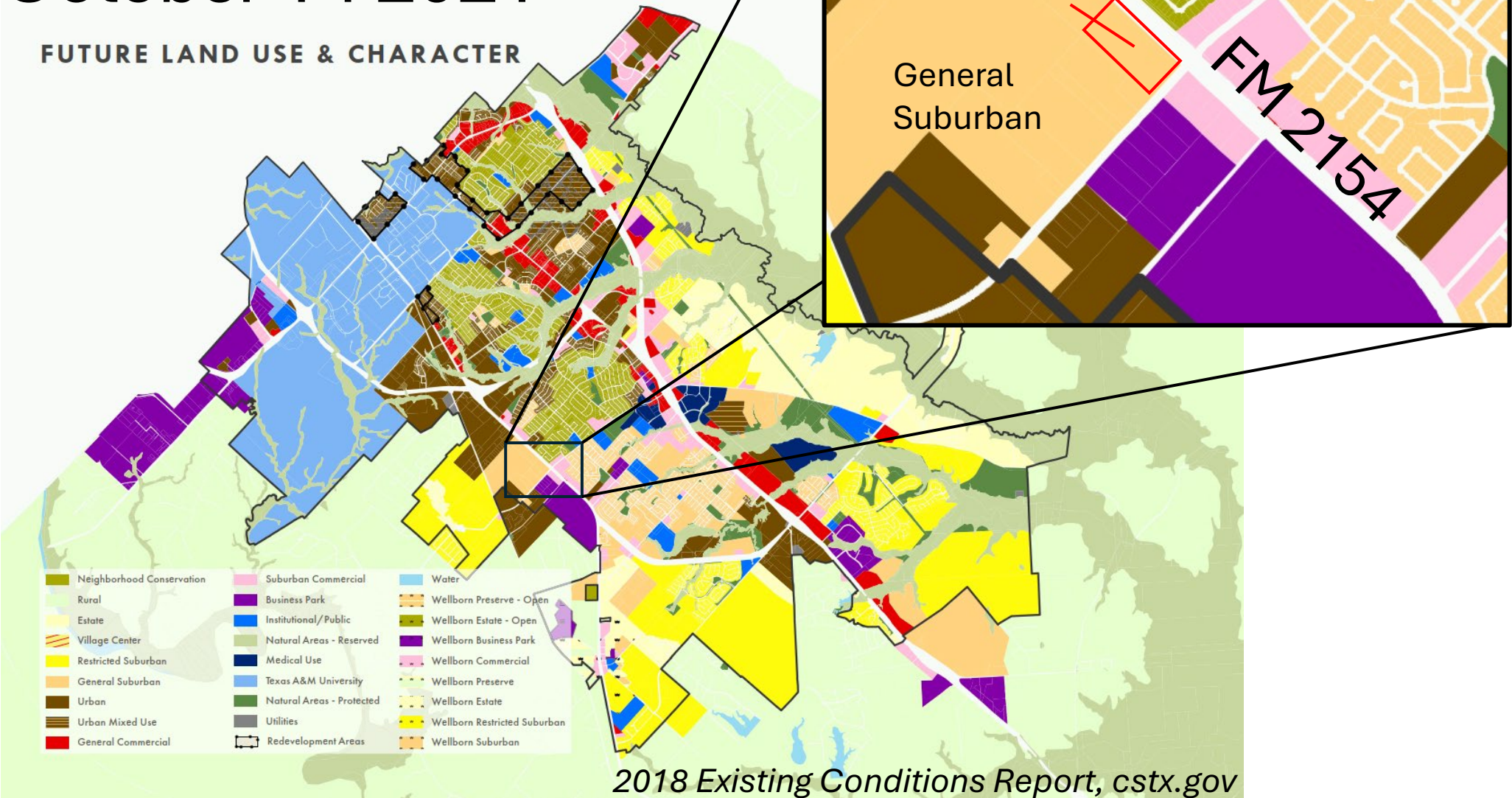
Comprehensive Plan Amendment

General Commercial – Urban Residential

Rezoning

Rural – Multi-family

Comp Plan Before October 14 2021



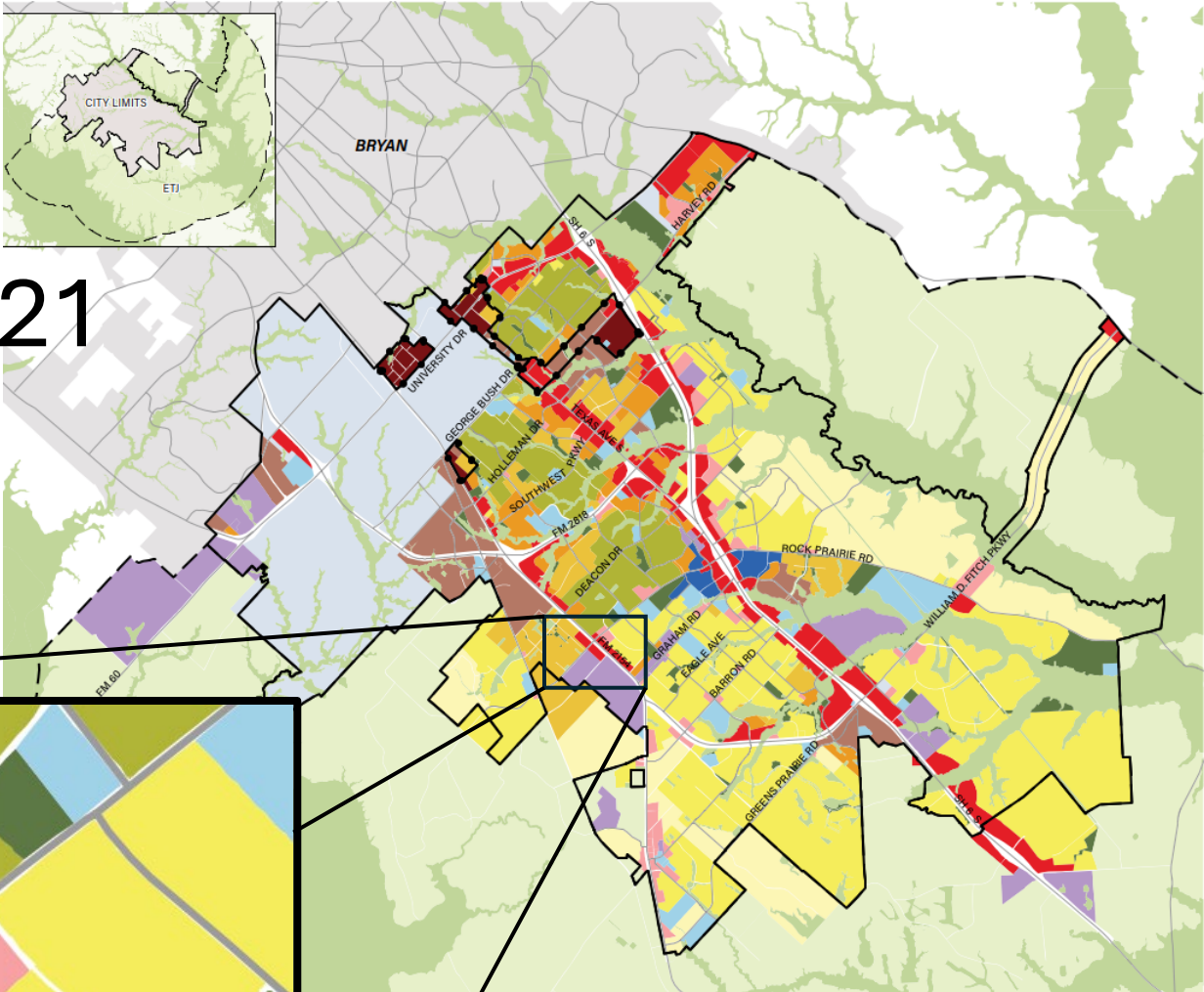
Comp Plan Changes October 14 2021

MAP 2.2

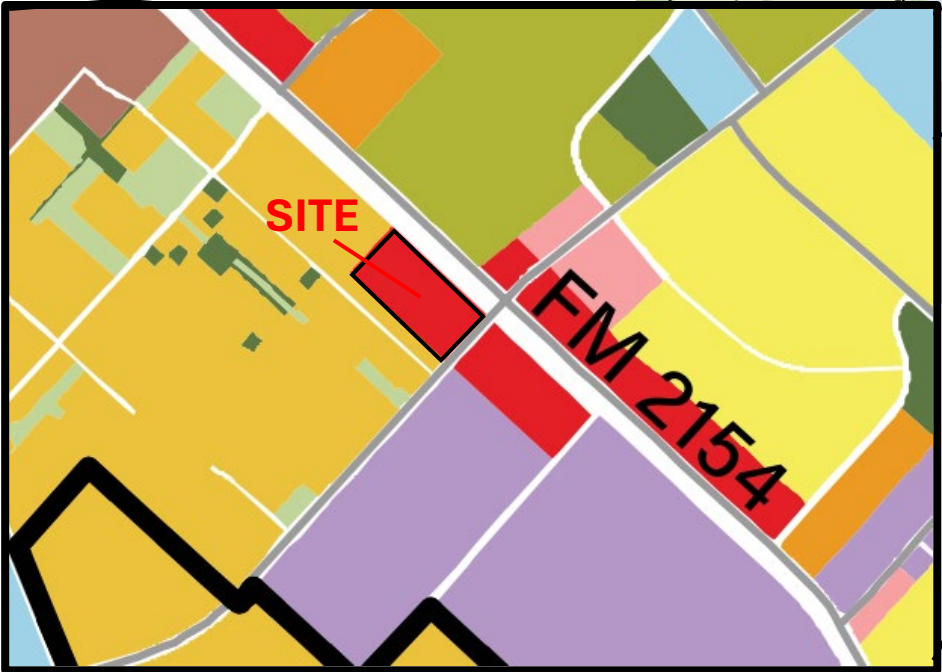
*Future Land Use
& Character*

- URBAN CENTER
- NEIGHBORHOOD CENTER
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- BUSINESS CENTER
- URBAN RESIDENTIAL
- MIXED RESIDENTIAL
- SUBURBAN RESIDENTIAL
- ESTATE RESIDENTIAL
- RURAL
- NEIGHBORHOOD CONSERVATION
- MEDICAL
- INSTITUTIONAL/PUBLIC
- TEXAS A&M UNIVERSITY
- PARKS & GREENWAYS
- NATURAL & OPEN AREAS
- REDEVELOPMENT AREAS

*NOTE: A COMPREHENSIVE PLAN SHALL NOT
CONSTITUTE ZONING REGULATIONS OR ESTABLISH
ZONING BOUNDARIES

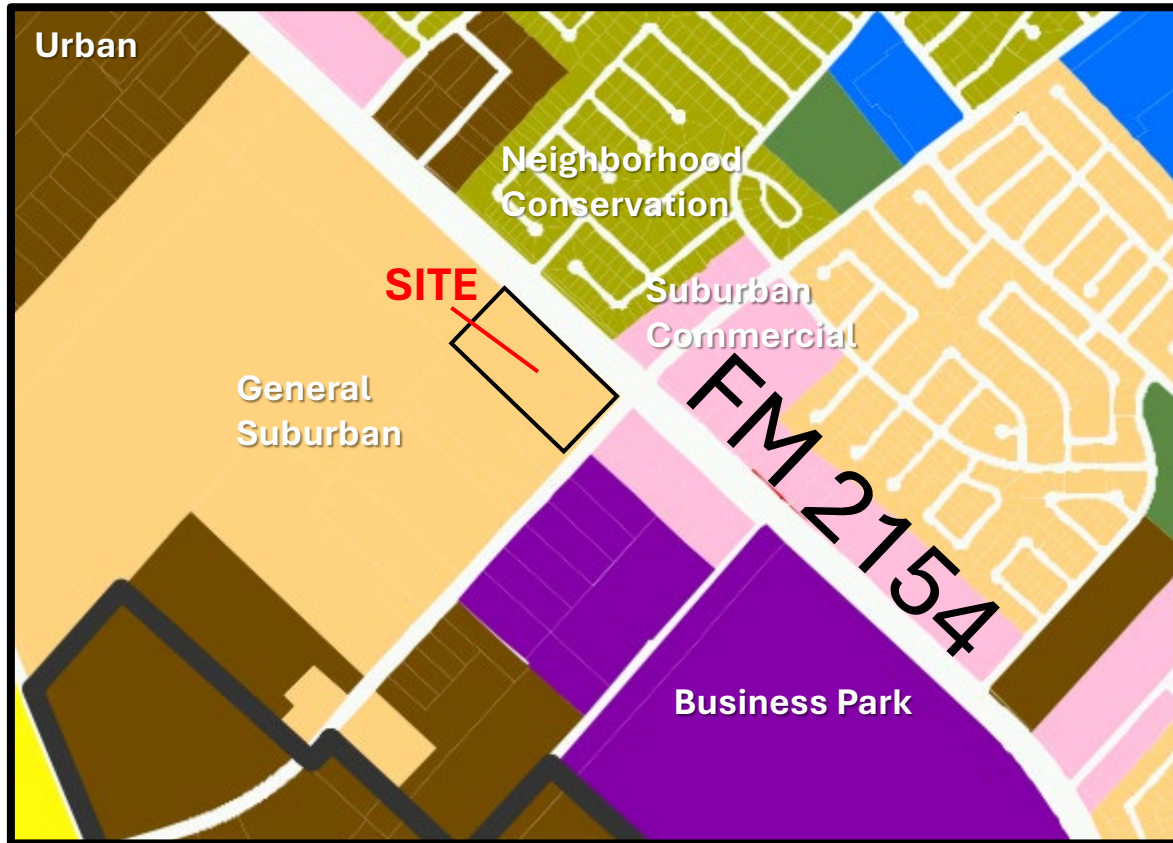


Comp Plan 2021 Map 2.2, cstx.gov



Comp Plan Comparison

Before 2021



2018 Existing Conditions Report, cstx.gov

Adopted 2021



Comp Plan 2021 Map 2.2, cstx.gov

Comprehensive Plan Request

Current Comp Plan



Proposed Comp Plan



Timeline

- Oct 2021- Property designated General Commercial on Comp Plan
- 2022-2023 -Reconstruction of Rock Prairie Road
 - Added median
 - Removed Old Wellborn Road connection

Rock Prairie @ Wellborn Aerial View



Rock Prairie Rd at Old Wellborn Rd



Google Earth Imagery, November 2025

Old Wellborn Road looking South

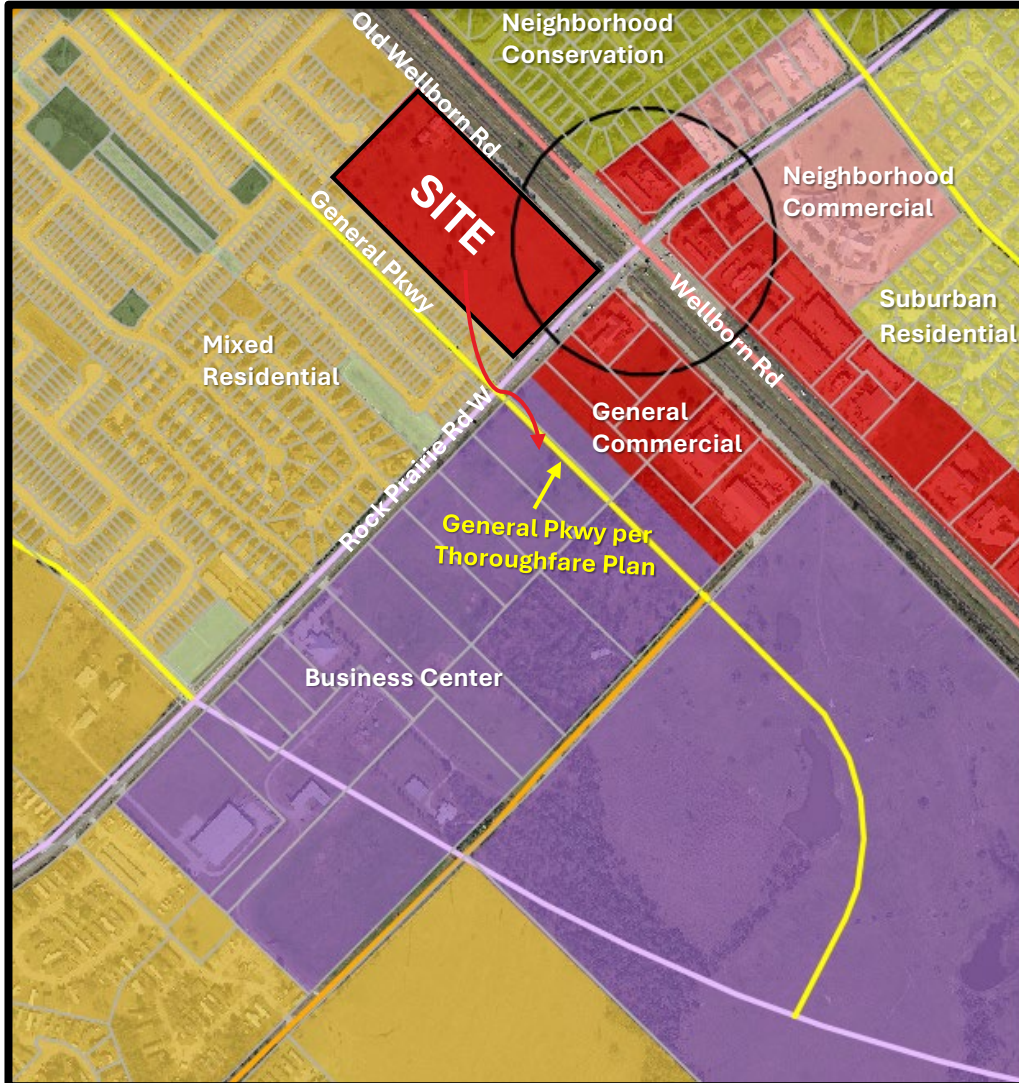


Limited Commercial Access



Google Earth Imagery, October 2025

Future Land Use

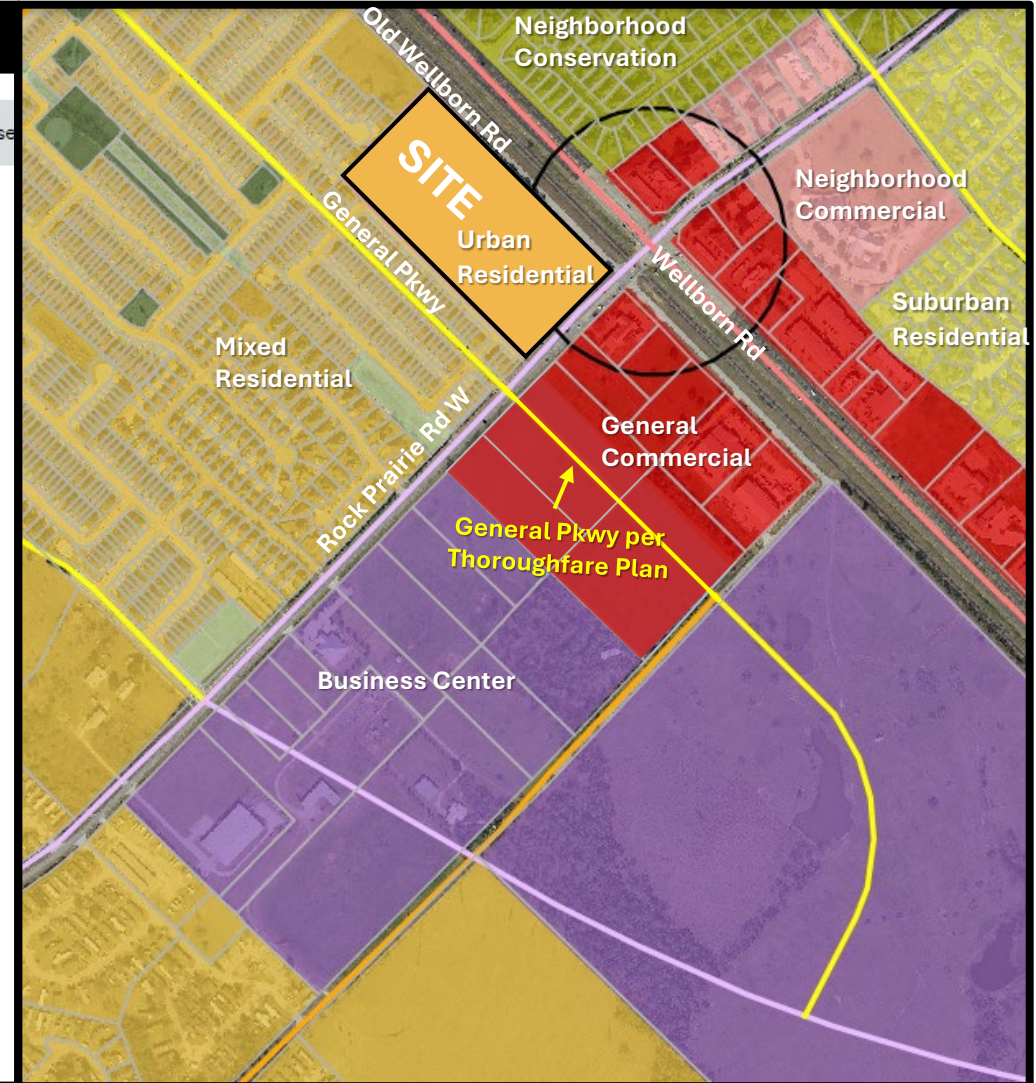


Layer List

☒ Comprehensive Plan Future Land Use

- Urban Center
- Neighborhood Center
- General Commercial
- Neighborhood Commercial
- Business Center
- Urban Residential
- Mixed Residential
- Suburban Residential
- Estate Residential
- Rural
- Neighborhood Conservation
- Medical
- Wellborn
- Institutional/Public
- Texas A&M University
- Parks & Greenways
- Natural & Open Areas
- Redevelopment Areas

Alternate GC Location

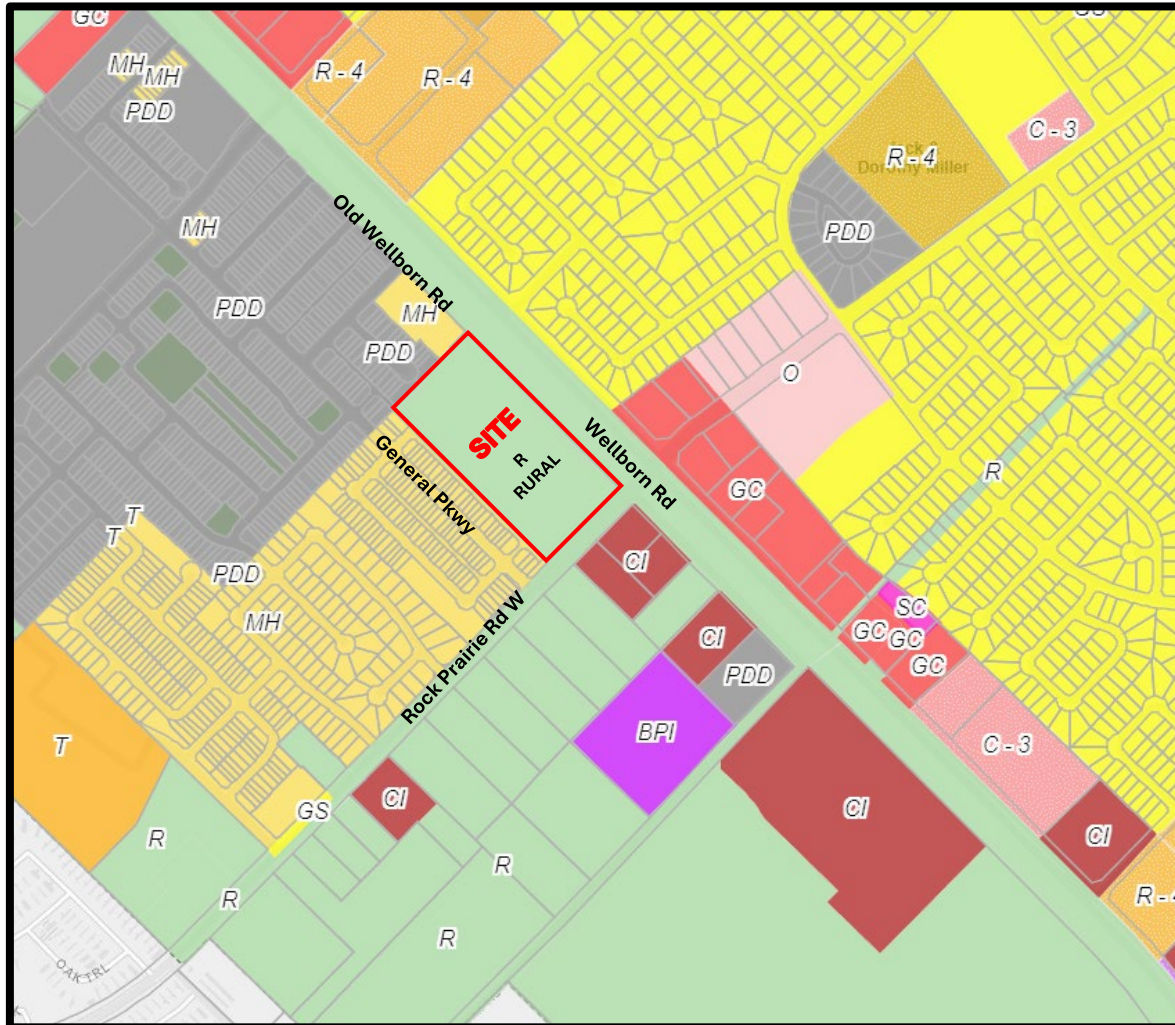


Timeline

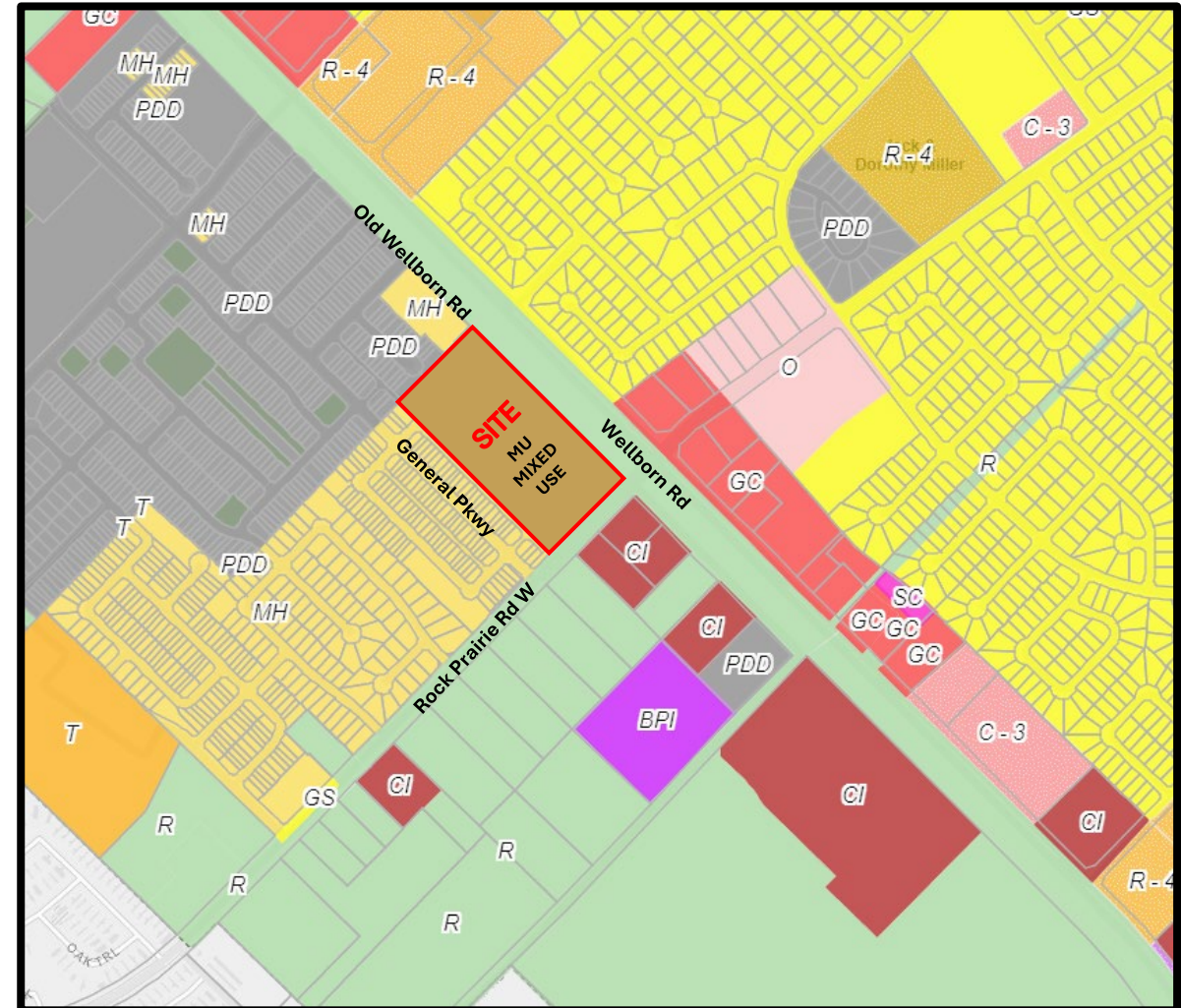
- Oct 2021- Property designated General Commercial on Comp Plan
- 2022-2023 -Reconstruction of Rock Prairie Road
- Feb 2025 – Rezoning from R-Rural to MU-Mixed Use

2025 Zoning Request

Existing Zoning



Proposed Zoning (App w/ Condition)



Mixed Use Zoning

- Requirement for Residential in ALL buildings
- Requirement for Commercial in ALL buildings
- NO Commercial SF size requirement
- 85ft Max Rock Prairie setback
- 85ft Max Old Wellborn setback
- 1:1 Floor Area Ratio

MF- Multi-Family

vs

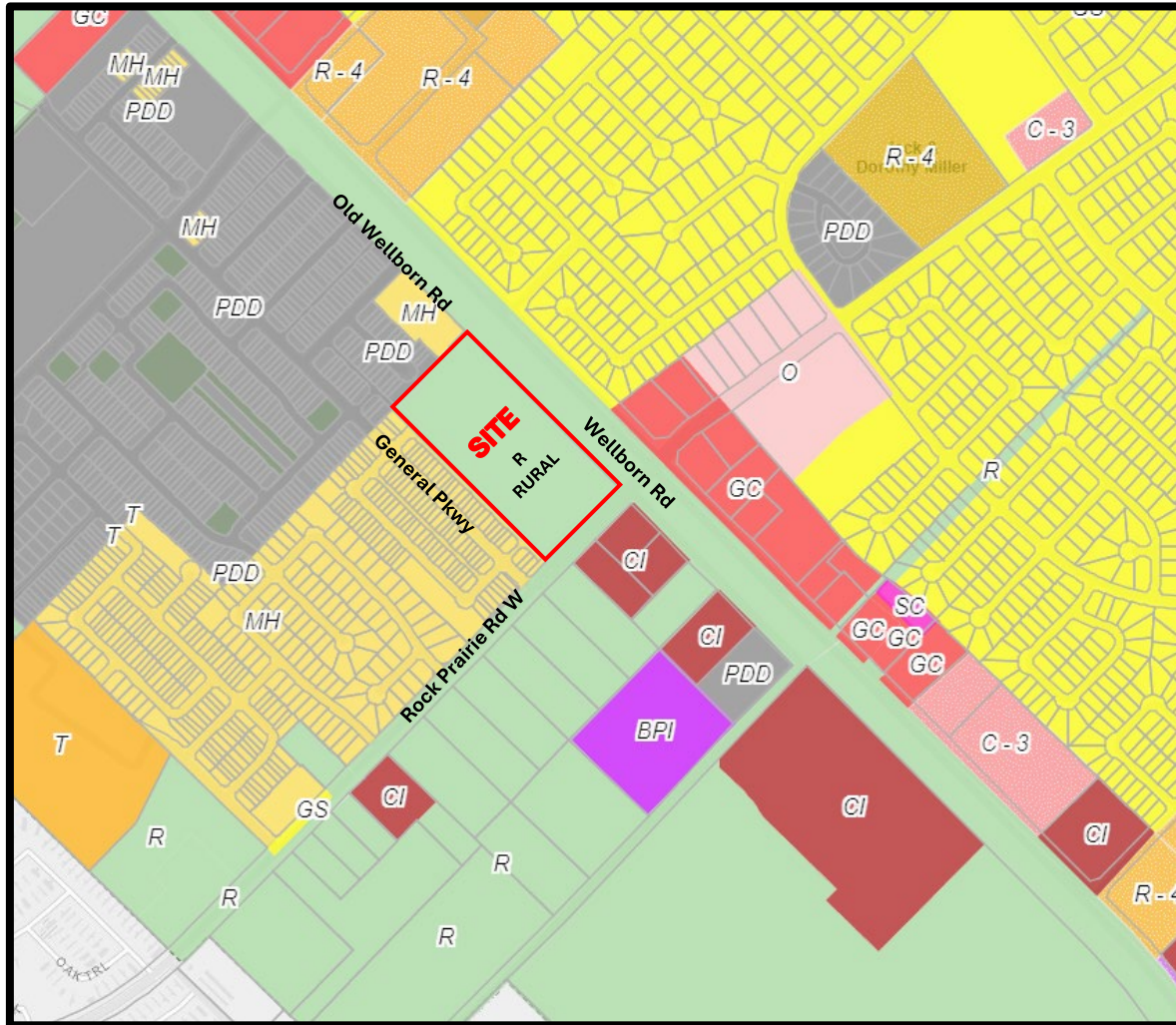
MU – Mixed Use



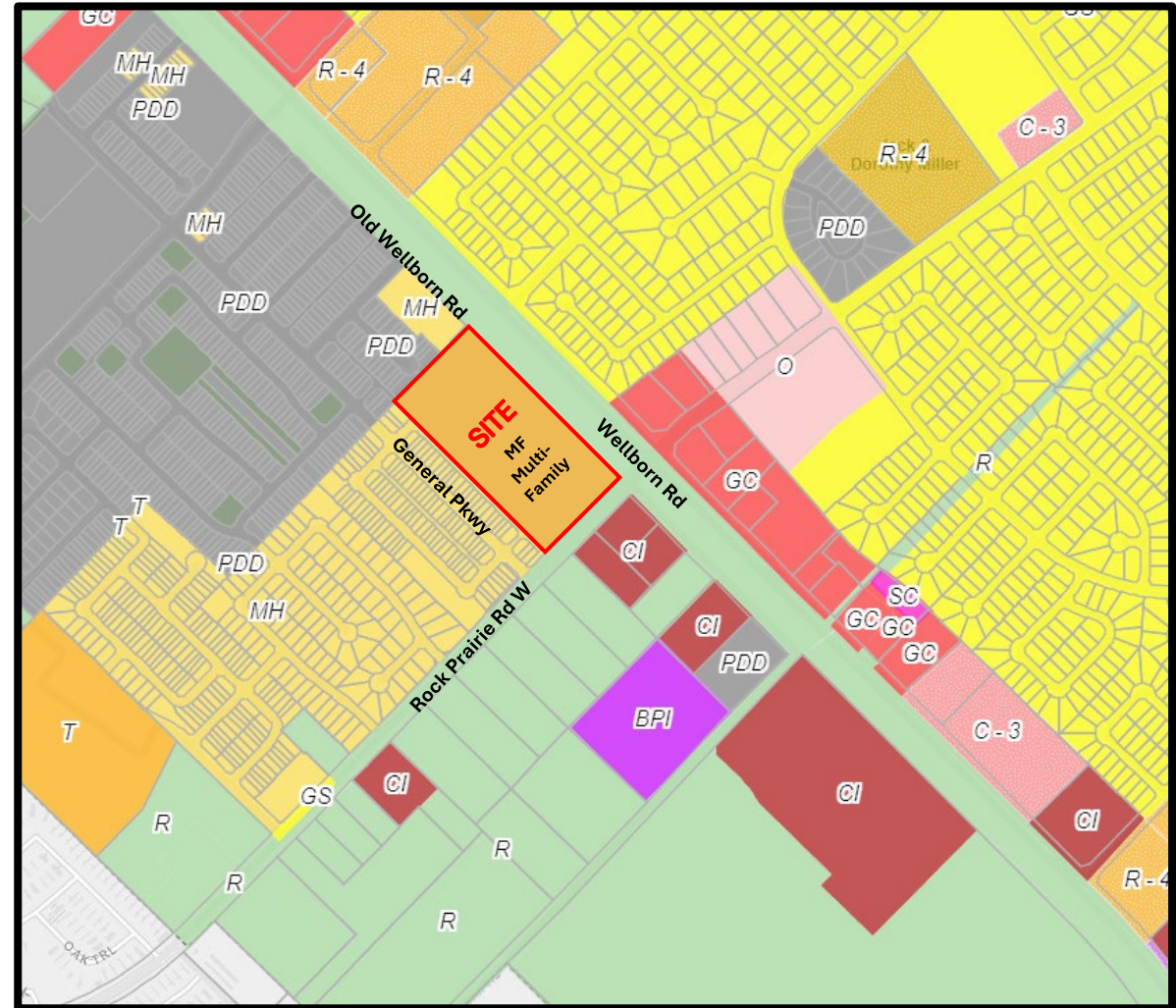
Meeks Partners, Architect

Rezoning Request

Existing Zoning



Proposed Zoning (App w/ Condition)



Key Takeaways

- **Comp Plan** - Property not conducive to GC – Urban Res preferable
 - Not at Hard Corner
 - Limited Access on Rock Prairie Rd
 - Commercial uses adjacent to Residential
 - Deep Site - 12.5 acres
 - Rear access only achievable via residential streets

Key Takeaways

- **Zoning** – Property not conducive to Mixed Use – MF Preferable
 - Minimal Commercial use
 - Max setbacks limits surface parking
 - 1:1 FAR forces costly structured parking
 - TIA – 2 mitigation recommendations
 - Roundabout - General Pkwy @ Deacon
 - Restripe - General Pkwy @ Rock Prairie

Traffic Impact Analysis

Study Area



Traffic Impact Analysis

Assumptions

- Scenario 1: 898 Bedrooms
- Scenario 2: 936 Bedrooms + 1,370 SF Retail

		Daily Trips	AM Trips	PM Trips
Scenario 1	898 Bedrooms	3,565	144	278
Scenario 1 Total:		3,565	144	278
Scenario 2	936 Bedrooms	3,716	150	290
	1,370 SF Retail	75	5	9
Scenario 2 Total:		3,791	155	299
Difference:		+6.3%	+7.6%	+7.6%

Traffic Impact Analysis

Operations Comparison

AM / PM Level of Service

Intersection	2026 Existing	Background	2029 Scenario 1	Scenario 2
General Pkwy at Deacon Dr	D / F	E / F	F / F	F / F
General Pkwy at Rock Prairie Rd	C / D	C / D	C / E	C / E
Wellborn Rd at Rock Prairie Rd	D / D	D / D	D / D	D / D
General Pkwy at Sergeant Dr	A / A	A / A	A / B	A / B



Same impact for
either scenario

Traffic Impact Analysis

Mitigating Improvements

- Roundabout for General Parkway at Deacon Drive
 - Improves Level of Service from F to A / B
- Restripe General Parkway at Rock Prairie Road
 - Separate lanes to turn from General Parkway
 - Improves Level of Service from E to D