

SEABACK TRACT REZONING

City Council

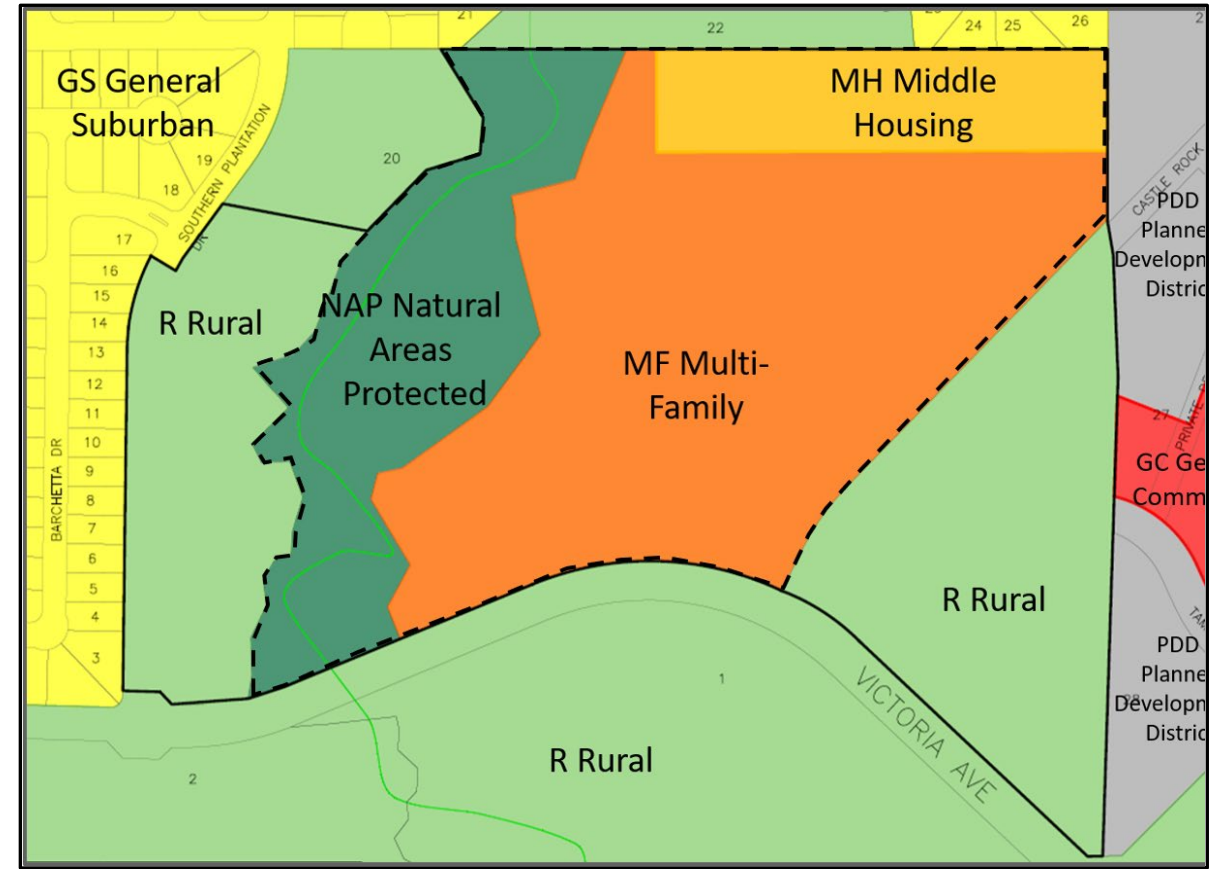
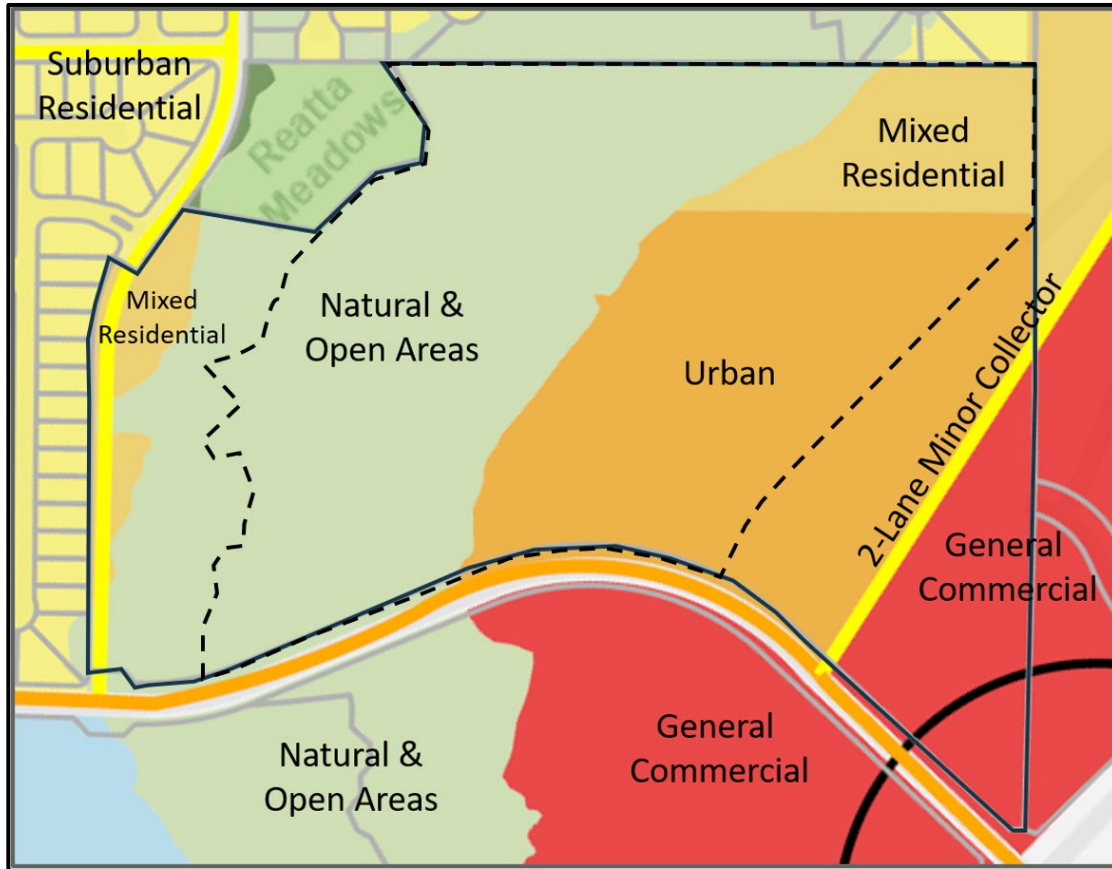
August 13, 2026

Team Members

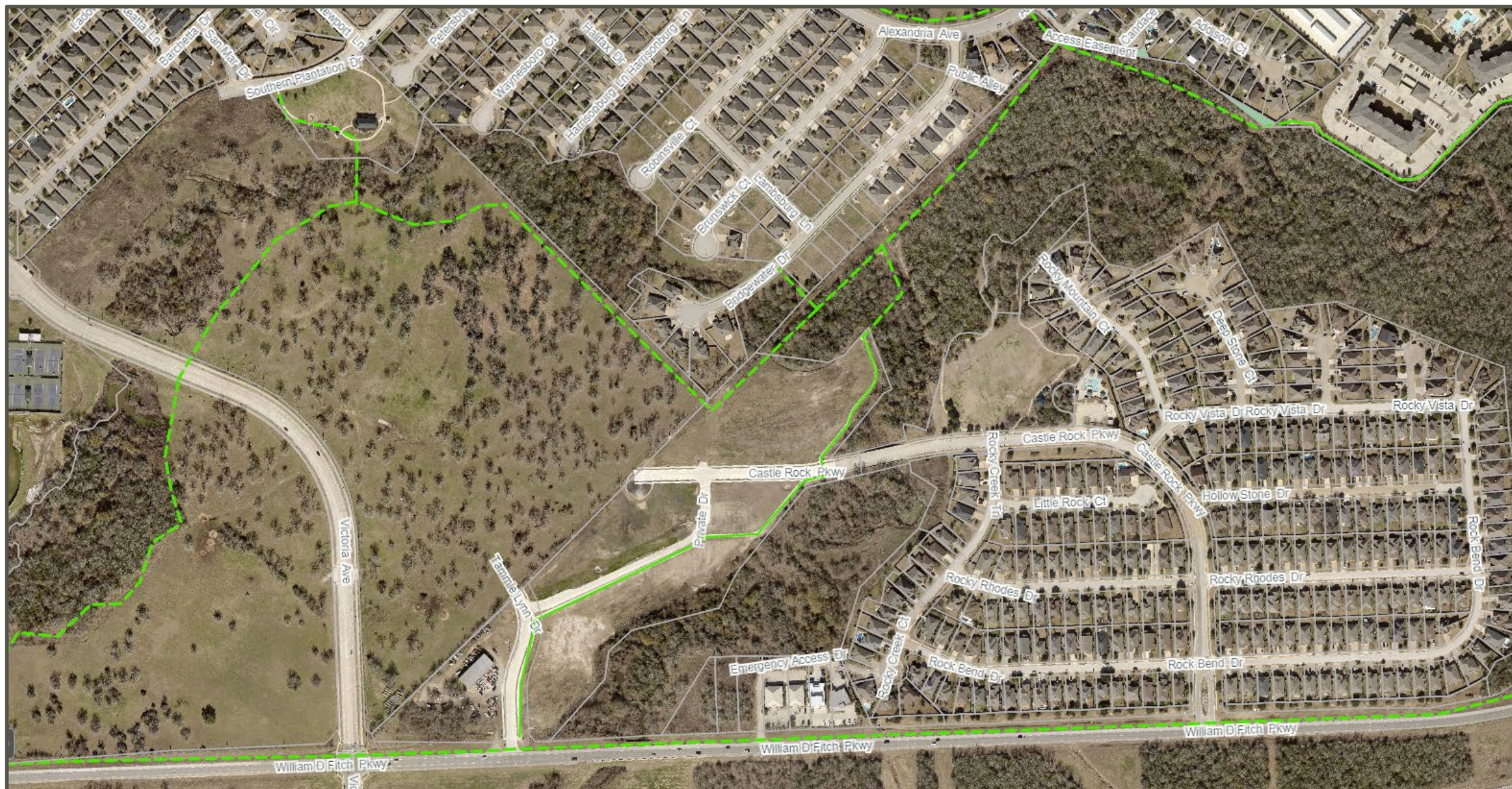
- Mitchell & Morgan
 - Crissy Hartl
 - Veronica Morgan
- Martin Inderman Development
 - Austin Martin
 - Mason Wilson

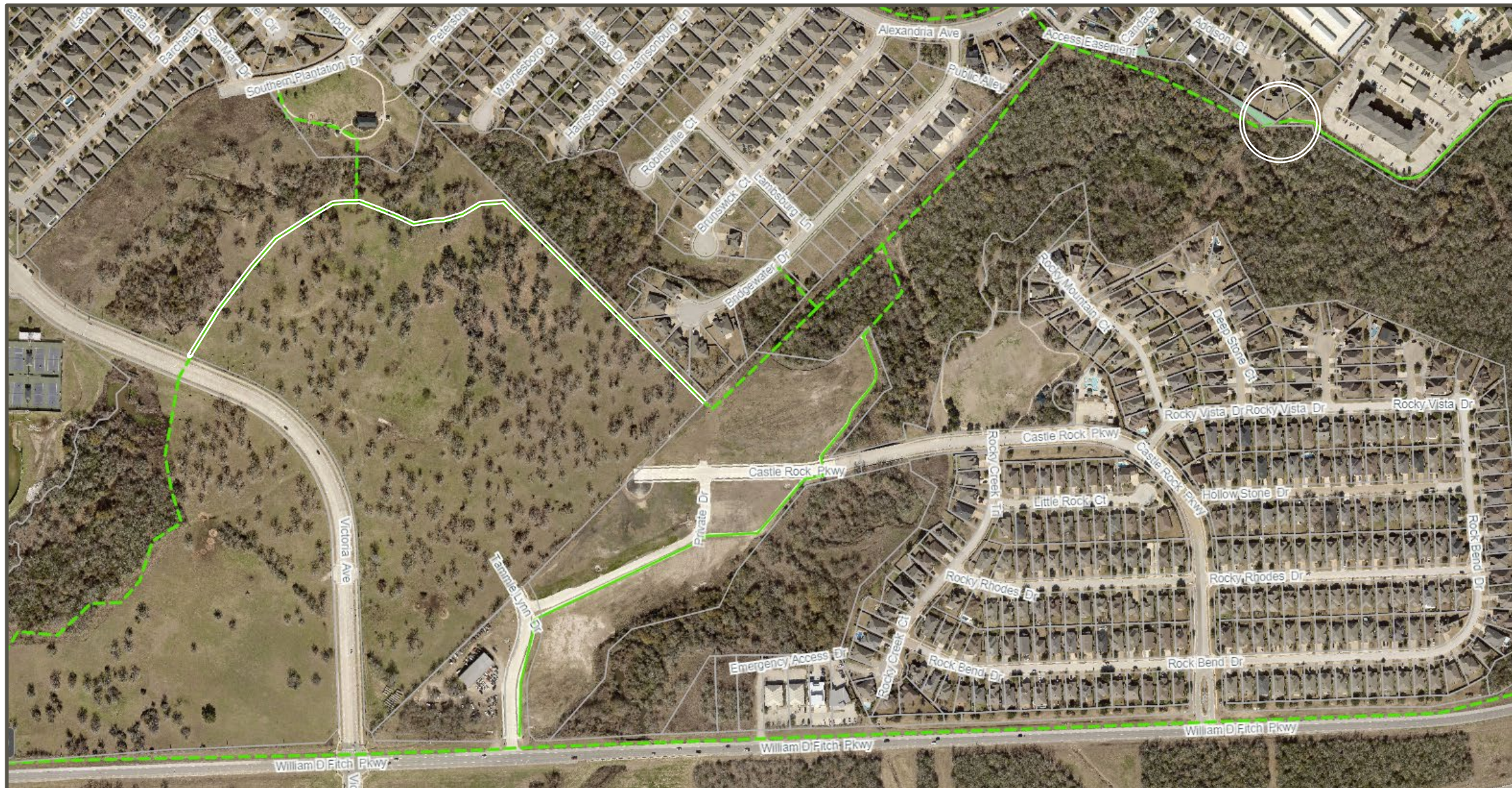


Comprehensive Plan & Proposed Zoning





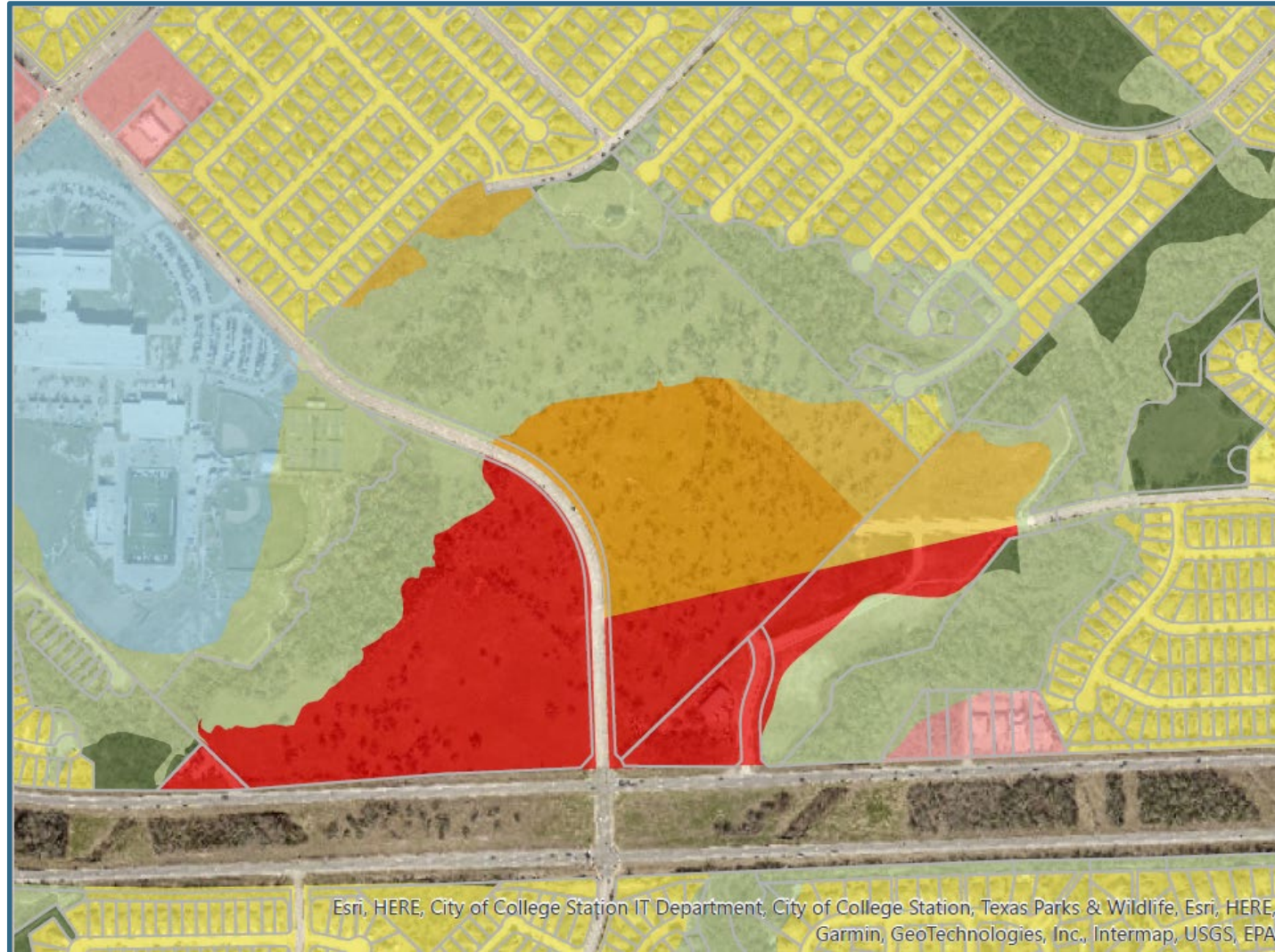




Questions?

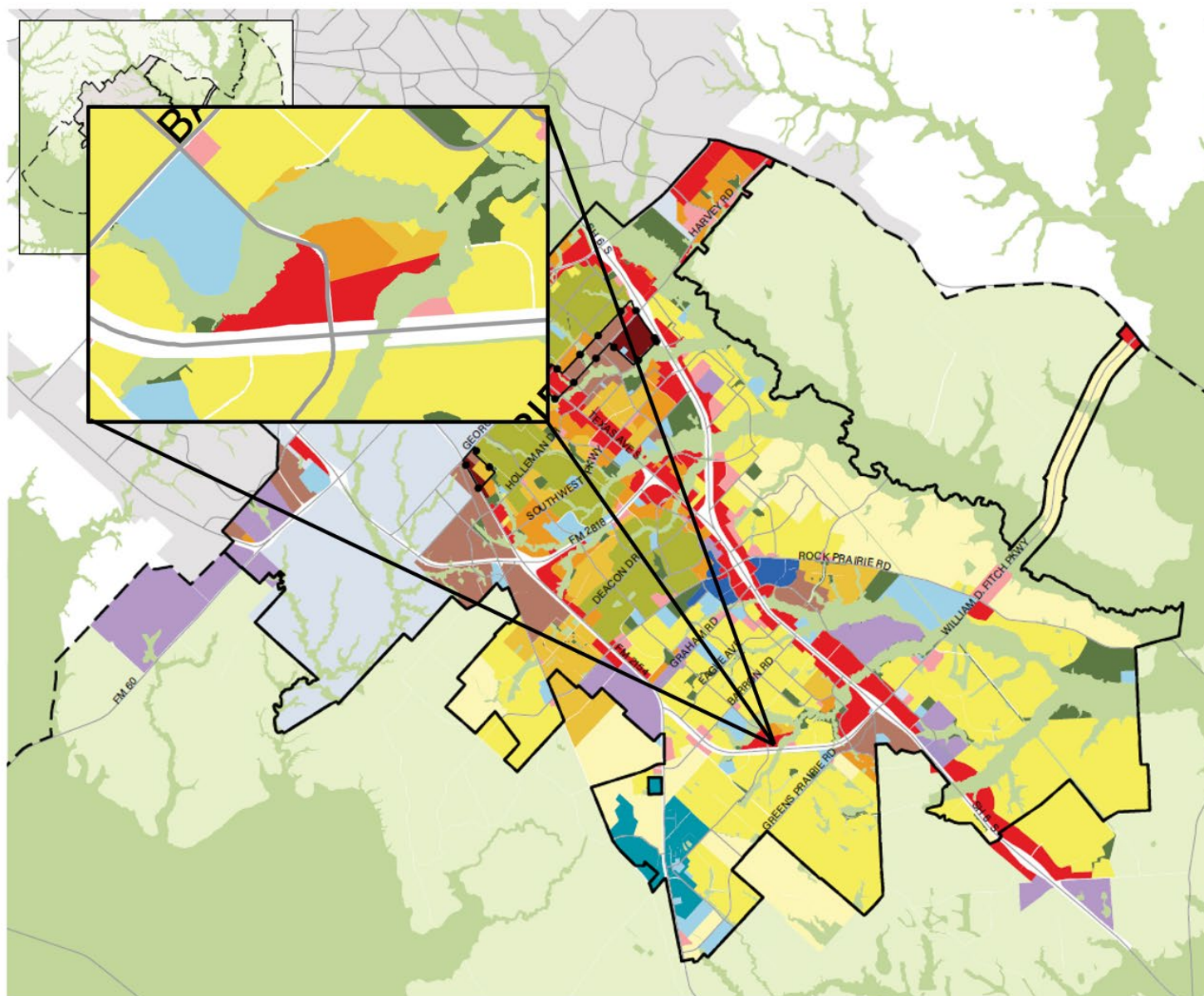


Land Use Plan



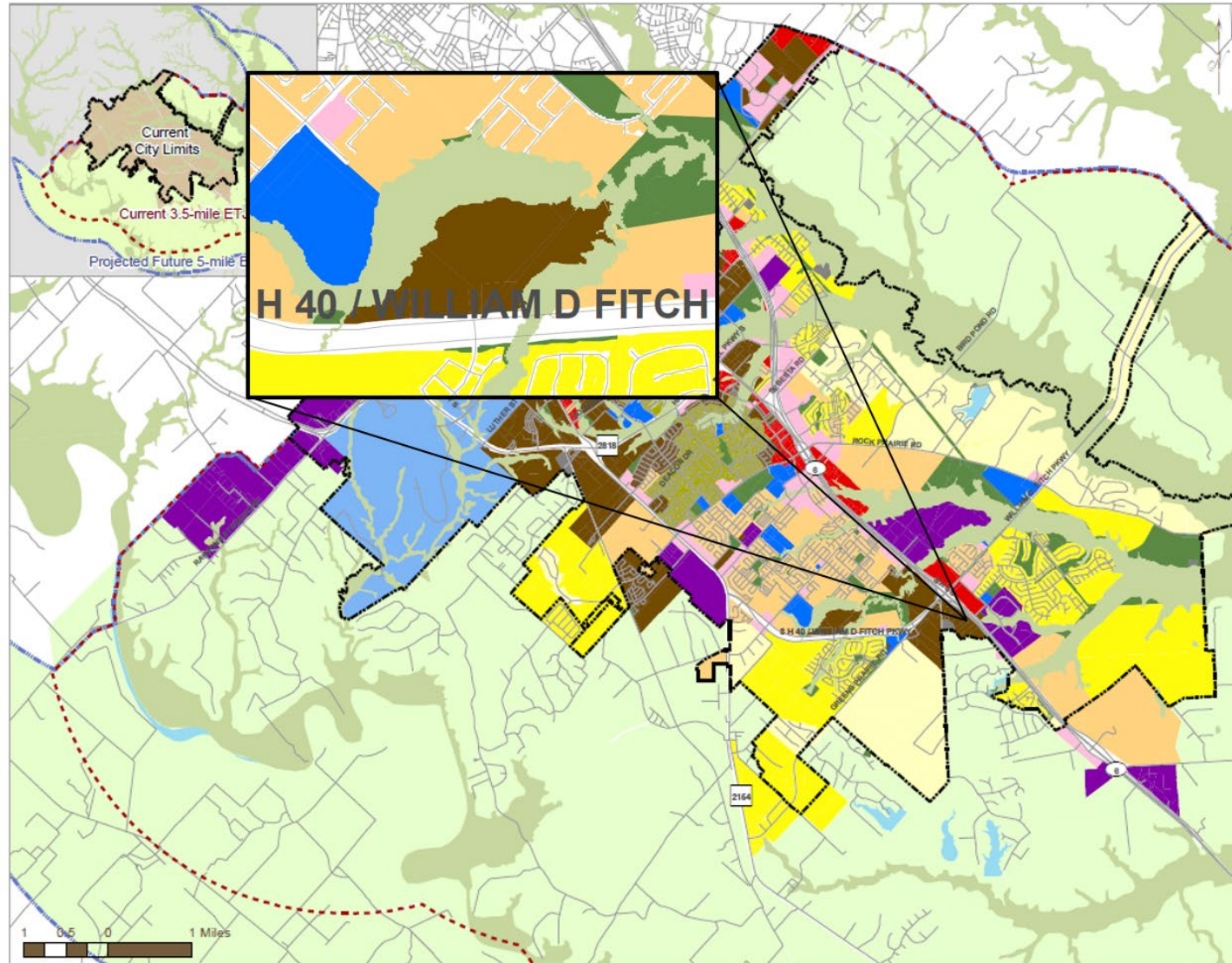
MAP 2.2

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
- WELLBORN
- 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



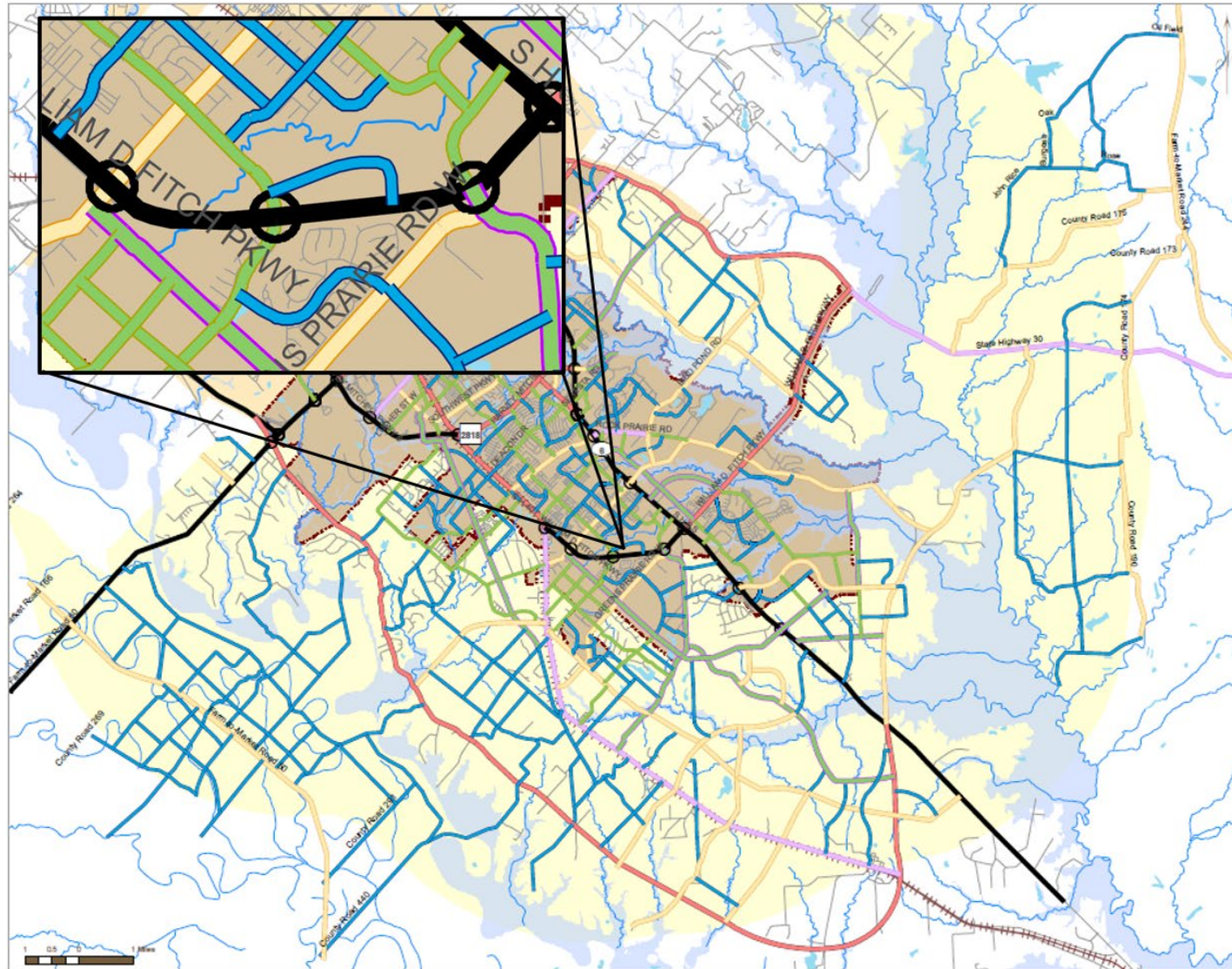
Map 2.2
Future Land Use
and
Character

- Neighborhood Conservation
- Rural
- Estate
- Restricted Suburban
- General Suburban
- Urban
- Urban Mixed Use
- General Commercial
- Suburban Commercial
- Business Park
- Institutional/Public
- Texas A&M University
- Natural Areas - Protected
- Natural Areas - Reserved
- Utilities
- Redevelopment Areas
- Water
- City Limits
- ETJ - 3.5 Mile
- ETJ - 5 Mile (estimated)

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning boundaries.



Adopted May 28, 2009



Map 6.6
Thoroughfare Plan -
Functional Classification

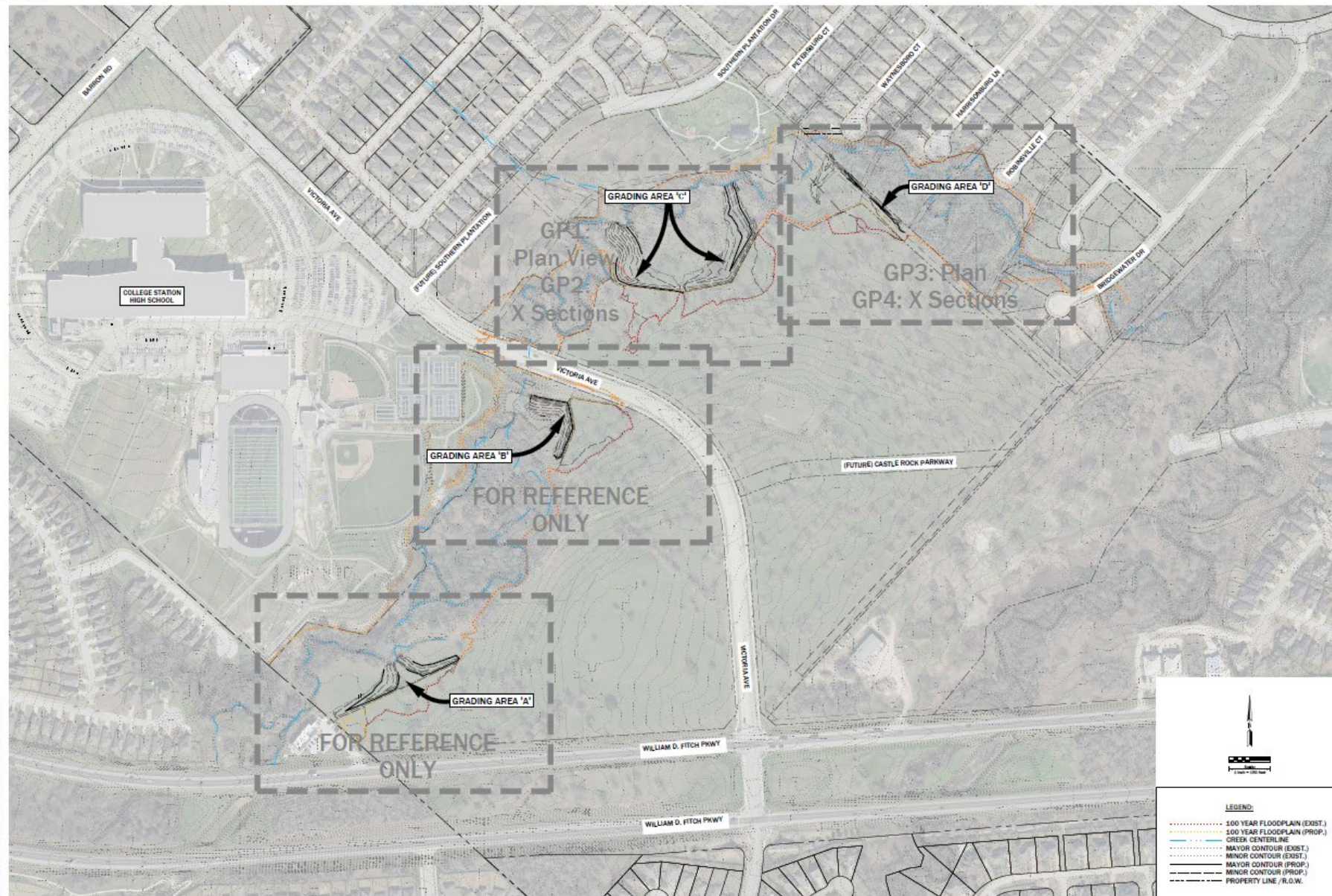
- Grade Separation
- Freeway/Expressway
- 6 Lane Major Arterial
- 4 Lane Major Arterial
- 4 Lane Minor Arterial
- 4 Lane Major Collector
- 2 Lane Major Collector
- 2 Lane Minor Collector
- Floodplain
- City Limits
- ETJ
- Railroad

Source: City of College Station

Adopted May 28, 2009



PROJECT BACKGROUND



1.978.290.6963
TX FIRM #7-6443

2024 FIRM RECORD MAP: A
COLLAGE SECTION TO TITLE

PLAN IS FOR INFORMATION ONLY
DO NOT CONSIDER THIS PLAN AS
A FINAL DESIGN OR CONSTRUCTION
DOCUMENT. FOR MORE INFORMATION
CONTACT THE DESIGNER.

PROJECT NO. 24-001
DATE: 01/15/2024
DRAWN BY: J. [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

PREPARED FOR:
[Client Name]
[Address]
[City, State, Zip]

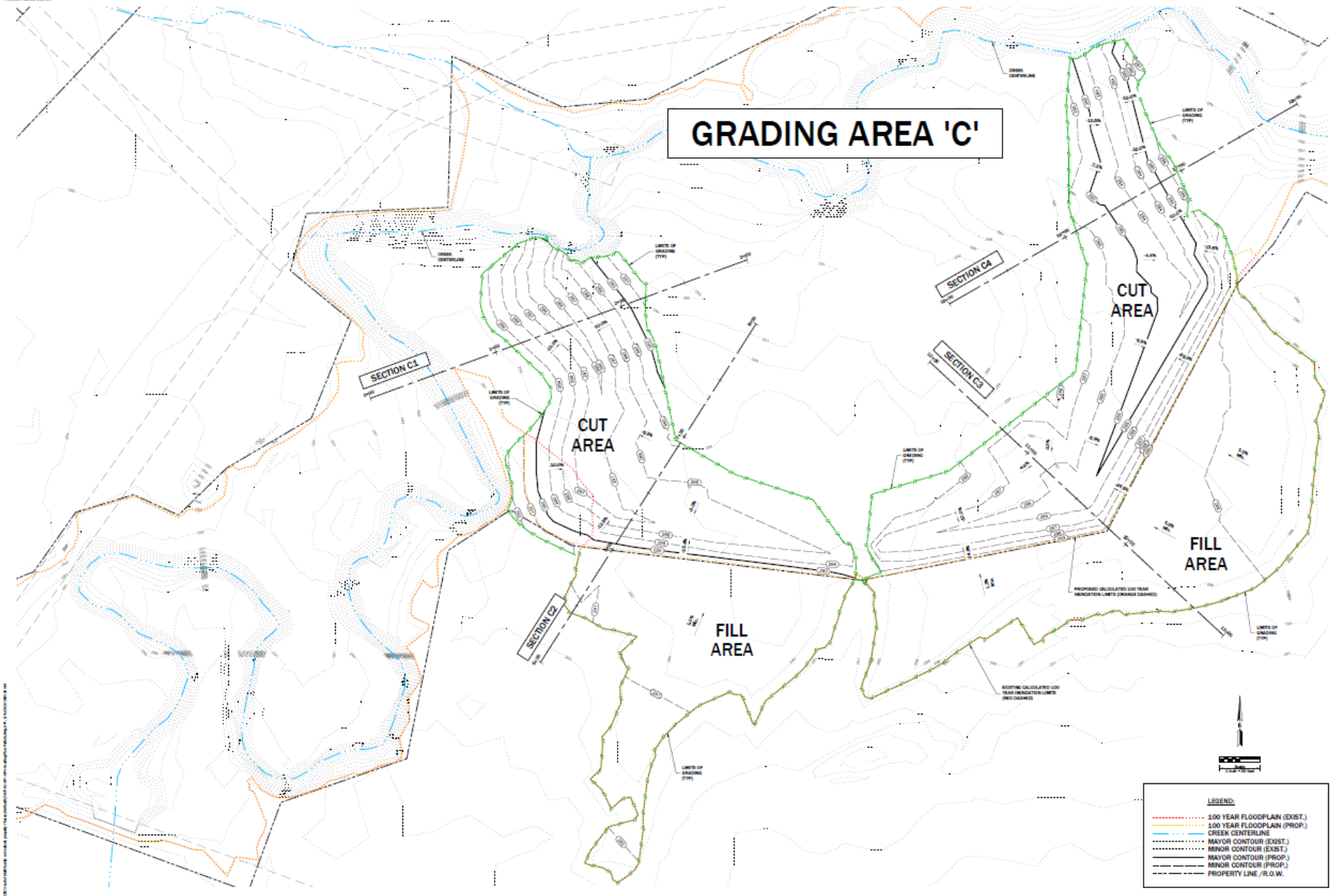
PREPARED BY:
[Firm Name]
[Address]
[City, State, Zip]

Revisions

OVERALL
GRADING PLAN
THE LARIAT MULTI-FAMILY DEVELOPMENT

GPO

PLOT SHEET NO. 1



**MITCHELL
MORGAN**

T.878.260.6963
TX. FIRM #F-6443

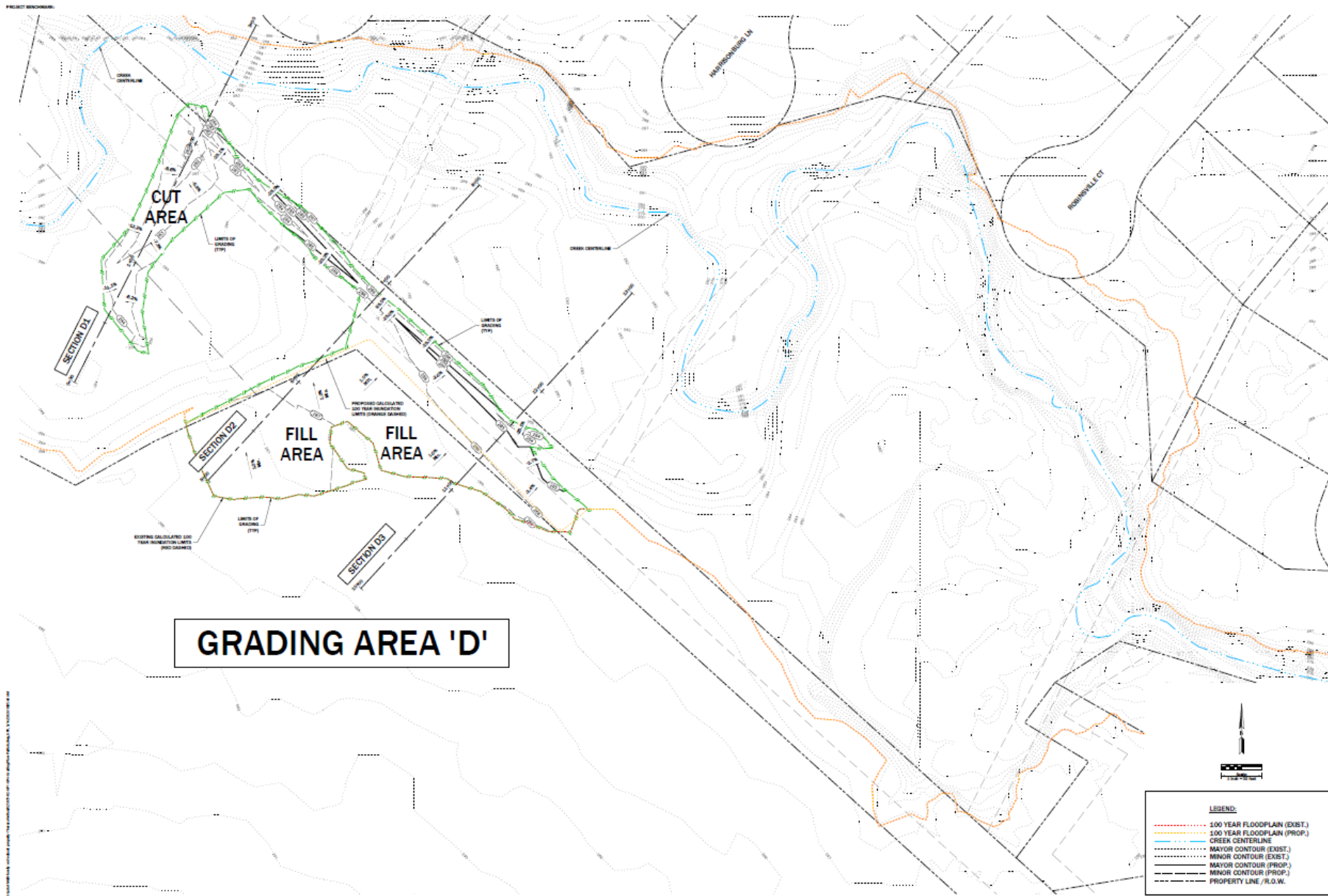
2024 FIRM LICENSED PART II
COLLEGE STATION, TX 77840

THIS FIRM IS A MEMBER OF THE
NATIONAL ASSOCIATION OF
CONSULTING ENGINEERS

Prepared For:

THE LARIAT MULTI-FAMILY DEVELOPMENT

GP1



GRADING AREA 'D'

- LEGEND:**
- 100 YEAR FLOODPLAIN (EXIST.)
 - 100 YEAR FLOODPLAIN (PROP.)
 - CREEK CENTERLINE
 - MAJOR CONTOUR (EXIST.)
 - MAJOR CONTOUR (PROP.)
 - MINOR CONTOUR (EXIST.)
 - MINOR CONTOUR (PROP.)
 - PROPERTY LINE / R.O.W.

**MITCHELL
MORGAN**

T.979.260.6963
TX. FIRM # 5445

2024 EARL ROBERT FRY, II
COLLEGE STATION, TX 77845

PLAN & DESIGN OPERATED BY
DAN ROBERTSON & ASSOCIATES
10000 S. FARM ROAD, SUITE 100
HOUSTON, TEXAS 77036
WWW.DANROBERTSON.COM

PROJECT NO. 24-0001

DATE: 01/15/2025

DESIGNED BY: [Name]

DATE: 01/15/2025

PREPARED FOR: [Name]

DATE: 01/15/2025

REVISIONS

DATE: 01/15/2025

AREA D

PARTIAL GRADING PLAN

THE LARIAT MULTI-FAMILY DEVELOPMENT

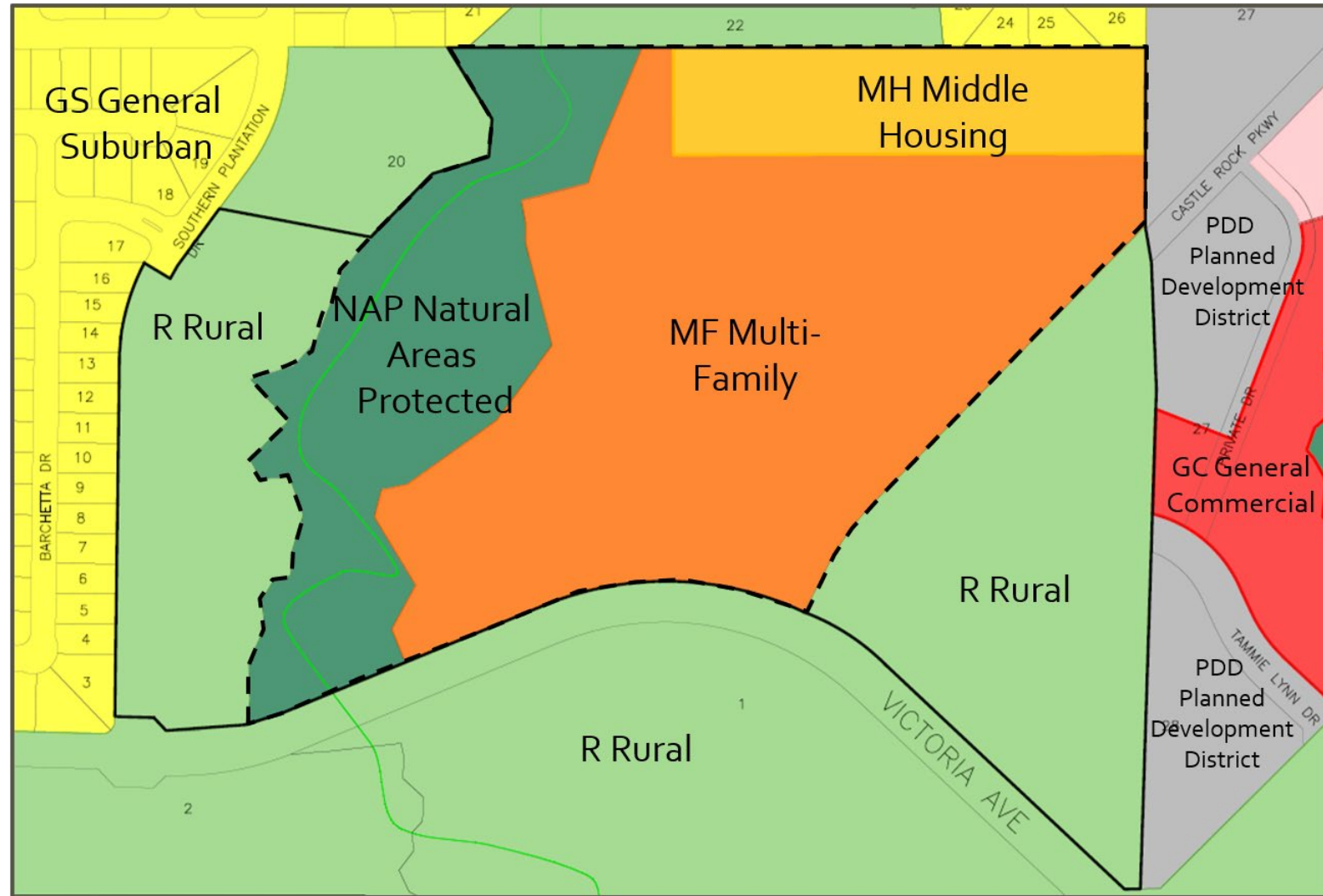
GP3

Traffic Impact Analysis Recommendations

1. Separate left and right turn lanes on Castle Rock Parkway onto Victoria
2. Roundabout at future Southern Plantation Drive and Victoria Avenue at the time of Phase 3 townhome development



Requested Zoning Amendments



Comprehensive Plan – Land Use & Thoroughfare Plan

