



PLANNING & CODES

Planning and Zoning Commission Report

ZC 10-26

A request for a zoning change ZC 10-26 from Commercial (C) & Multi-Family High Density (MF-3) to Single-Family Residential (R-2) for the property located at the 100 Blk of Timmermann Rd., Property ID: 52343 was considered during a public hearing at the Planning & Zoning Commission meeting on July 14, 2026.

Armando Guerrero presented the staff report to the Commission, he stated that the 16.842-acre property is currently zoned Multi-Family High Density (MF-3) and Commercial (C), and that both zoning designations were approved in May of 2025. The site is currently undeveloped and vacant with no structures built.

Mr. Guerrero went on to inform the Commission of the surrounding zoning within the area, and that a zoning change to Single-Family Residential (R-2) will be required to allow this property to develop as a residential subdivision development. Mr. Guerrero went on to note that all development standards found in Chapters 4 and 5 of the city's Unified Development Code (UDC) will be followed, this includes but not limited to Development Studies, Concept Plan review, Public Infrastructure review/extension, Traffic Impact Analysis (TIA), platting, etc.

Mr. Guerrero pointed out this property's location within the city's Future Land Use Plan and noted the Suburban Residential district is supportive of single-family residential use, but the Commercial Corridor does not support residential use. Mr. Guerrero went on to inform the commission that only a portion of the requested property is within the Commercial Corridor district, and that the requested 16+ acres will be developed with the 92 acres zoned Single-Family Residential (R-2) directly to the east that is located entirely within the Suburban Residential district.

Mr. Guerrero concluded his presentation by touching on access to the property, informing the Commission that city review and approval will be required for any proposed access from Timmermann Rd.

The Commission inquired about the density requirements for Multi-Family High Density (MF-3) and Single-Family Residential (R-2). Staff informed the Commission that MF-3 allows 20 units per acre and R-2 allows 8 units per acre.

The regular meeting was recessed, and a public hearing was held. James Ingalls (Applicant) INK Civil, 8932 FM 1863, Garden Ridge, TX, addressed the Commission. Mr. Ingalls touched on the history and zoning of

the property and noted that the request will be for residential use and touched on the overall proposed development.

Leroy Muenich (387 Willmann Rd) addressed the Commission. Mr. Muenich expressed his concern for the area that is within the flood zone and noted the history of flooding within the area and voiced his concern for flooding within other surrounding areas and pointed out his concern for well and ground water quality and would like to protect the water and property from the development that is coming.

With no other comments from the public, the Commission closed the public hearing and reconvened the regular meeting.

The Commission requested to see where this property is situated on the flood map. City staff pulled up the flood map for the Commission.

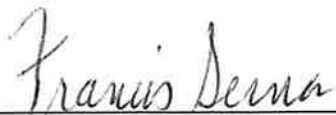
Commissioner Silvius noted the comments about the flooding are valid, but pointed out the request is decreasing the density for the area.

After consideration of the staff report and all information given regarding zoning change ZC 10-26, Commissioner Silvius moved that the Planning and Zoning Commission recommend approval of the zoning change from Commercial (C) & Multi-Family High Density (MF-3) to Single-Family Residential (R-2) for the property at the 100 Blk of Timmermann Rd., Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-2)

MOTION PASSED

6-0-0



Francis Serna
Recording Secretary



ATTEST: Armando Guerrero,
Planning Manager



PLANNING & CODES

ZC 10-26 Staff Report
100 Blk of Timmermann Rd
Zoning Change from C & MF-3 to R-2

Applicant:

INK Civil
Attn: James Ingalls, P.E.
8932 FM 1863, Ste. 101
Garden Ridge, TX 78266

Property Owner:

Laird McNeil, Dependent
Administrator for the Estate of
Robert J Morales
17806 IH 10 W, Ste 300 PMB
5065
San Antonio, TX 78257

Property Address/Location:

100 Blk of Timmermann Rd.

Legal Description:

ABS: 10 SUR: M CHERINO
68.068 ACS.
Property ID: 52343

Lot Size/Project Area:

16.842 acres

Future Land Use Plan:

Commercial Corridor &
Suburban Residential

Notifications:

Mailed: July 1, 2026
Newspaper: June 28, 2026

Comments Received:

None at the time of
publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Site Location Survey

REQUEST:

A zoning change request from Commercial (C) & Multi-Family High Density (MF-3) to Single-Family Residential (R-2)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	MF-3	Farmland
N of Property	MF-3 & R-2	Farmland
S of Property	C	Farmland
E of Property	R-2	Farmland
W of Property	C	Farmland

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Commercial (C) & Multi-Family High Density (MF-3) to Single-Family Residential (R-2) on 16.842-acre of a 68.068-acre tract of land located at the 100 Blk of Timmermann Rd.

The proposed zoning change to R-2 aligns with the Future Land Use Plan. Single family residential use is supported within Suburban Residential district, but not within the Commercial Corridor district. Although not supported within the Commercial Corridor district, it is important to note only a portion of the requested property is within the Commercial Corridor district. The requested 16+ acres is being proposed to be developed with the 92 acres zoned Single-Family Residential (R-2) directly to the east of the property, which is located entirely within the Suburban Residential district.

Criteria for Approval:

Consistent with the future land use plan – Yes, although a portion of the property is with a district that does not support residential use, the property is proposed to develop in conjunction with the residentially zoned property to the east.

Compatible with existing and permitted uses of surrounding properties – Yes, the property to the east and north contain similar zoning designations.

Adverse impact on surrounding properties or the natural environment – None specifically identified.

Proposed zoning results in a logical and orderly development pattern – Yes, similar zoning can be seen to the north and east.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The requested 16.842 acres is currently zoned Multi-Family High Density (MF-3) and Commercial (C). Both zoning designations were approved in May of 2025. The site is currently undeveloped and vacant with no structures built.

CODE REQUIREMENTS:

A zoning change to Single-Family Residential (R-2) will be required to allow this property to develop as a residential subdivision development. All development standards found in Chapter 4 and 5 of the City's Unified Development Code (UDC) will be followed, this includes but not limited to Development Studies, Concept Plan review, Public Infrastructure review/extension, Traffic Impact Analysis (TIA), platting, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This area is comprised of vacant agricultural land; similar zoning can be seen to the north and east of this property. Existing zoning within this area has commercial zoning along the frontage of State Hwy 123, with residential housing behind it. The property to the north of the subject property went through a similar zoning change request in January of 2022, for a proposed subdivision development. The applicant requested commercial zoning for the portion of the property fronting State Hwy 123, and R-2 zoning for the remainder of the property.

COMPREHENSIVE PLAN:

This property is located within the Commercial Corridor and Suburban Residential districts of the City's Future Land Use Plan. The Suburban Residential district is supportive of single-family residential use, but the Commercial Corridor does not support residential use. However, only a portion of the requested property is within the Commercial Corridor district. It is important to note that the requested 16+ acres will be developed with the 92 acres zoned Single-Family Residential (R-2) directly to the east that is located entirely within the Suburban Residential district.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

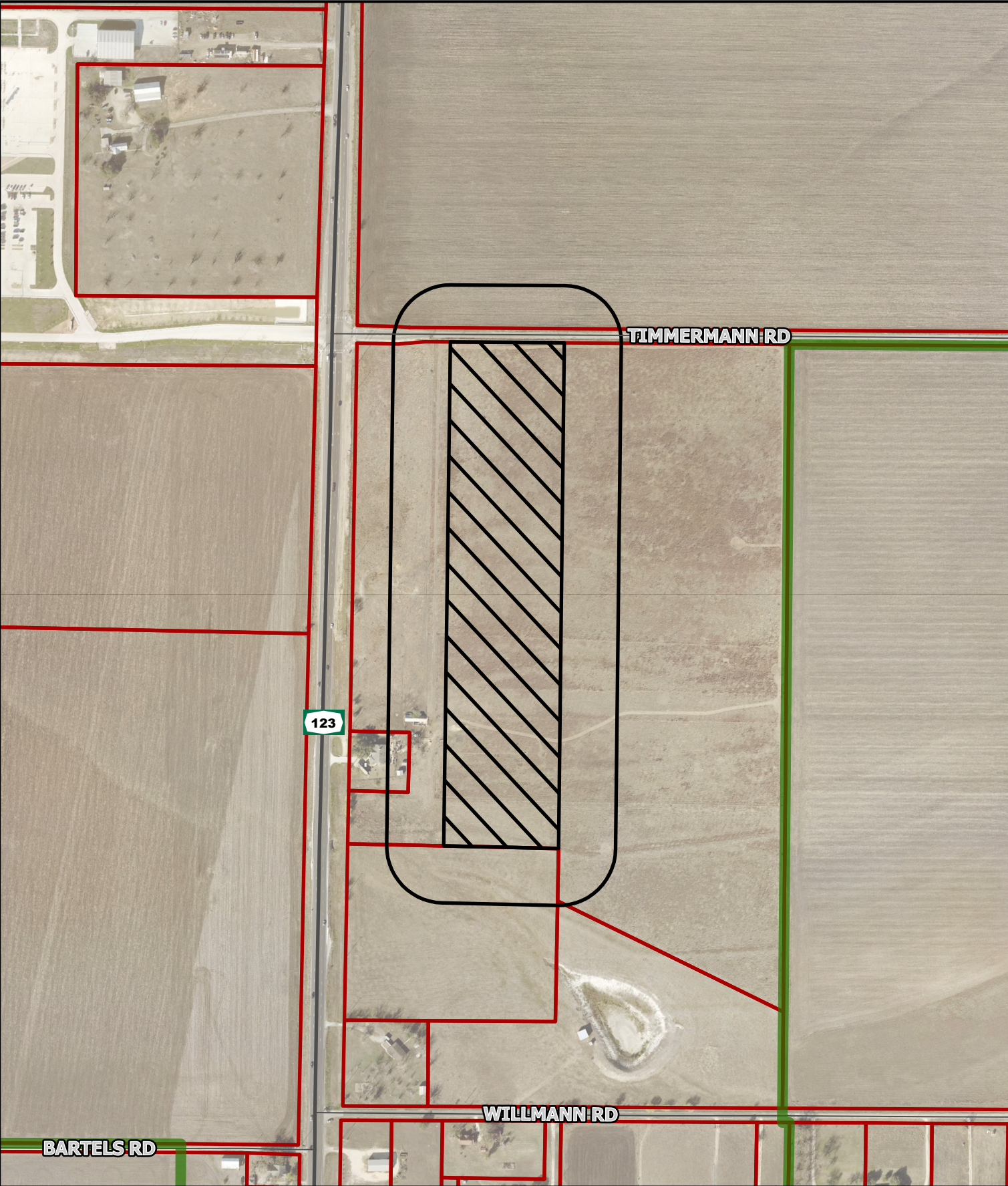
None were specifically identified.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from Timmermann Rd. Any proposed access points will need to be reviewed and approved by the city.

LOCATION MAP

ZC 10-26 100 Blk of Timmermann Rd.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location

200' Buffer

Parcel

1 inch = 450 feet
Printed: 6/23/2026

ZONING MAP

ZC 10-26 100 Blk of Timmermann Rd.



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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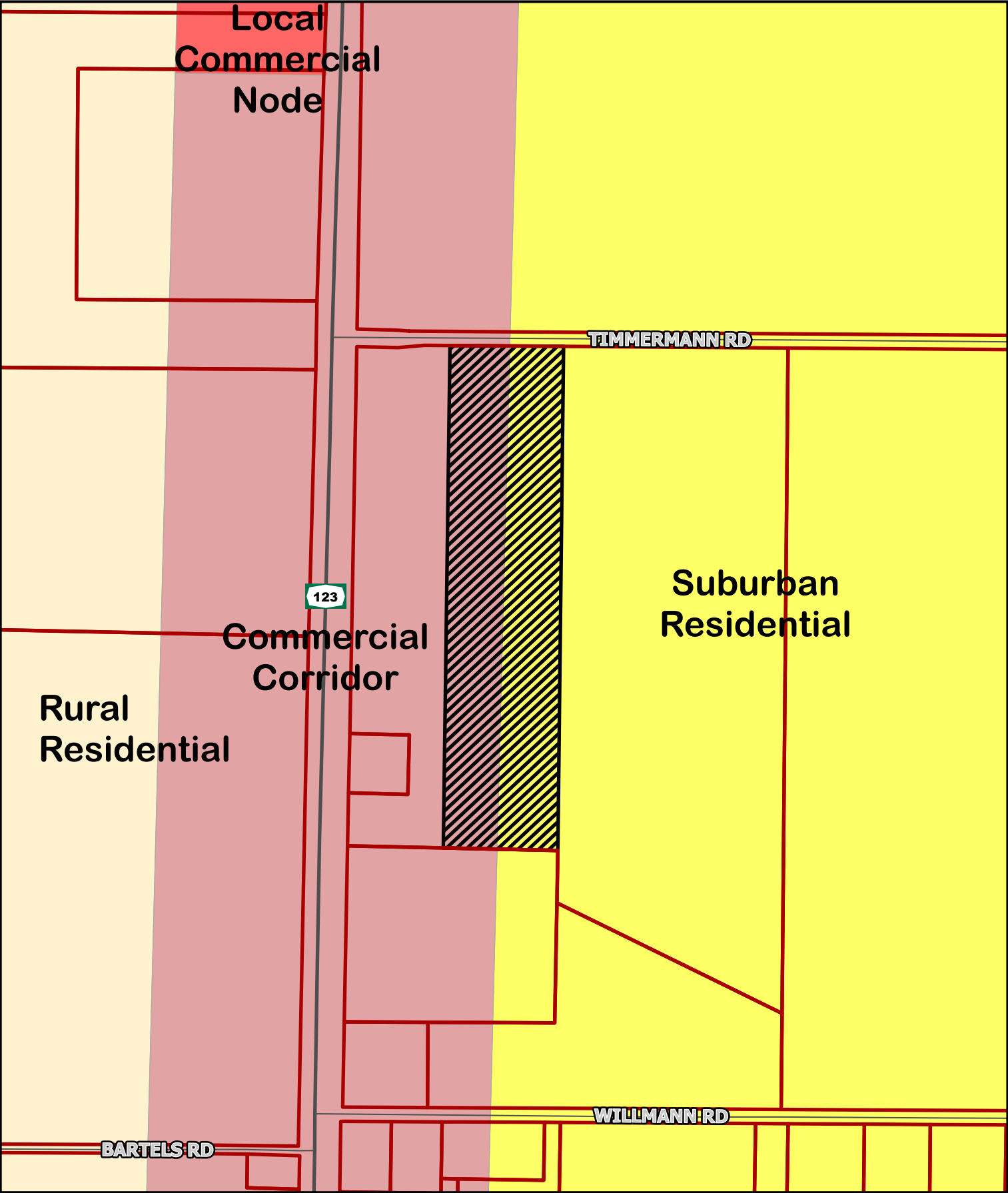
Site Location



Parcel

1 inch = 450 feet

Printed: 6/23/2026



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**Site Location**

1 inch = 450 feet
Printed: 6/23/2026



METES AND BOUNDS DESCRIPTION
FOR A
16.842 ACRE TRACT OF LAND
(ZONING TRACT)

BEING a 16.842 acre tract of land situated in the M. Cherino Survey, Abstract No. 10, in Guadalupe County, Texas, being a portion of a called 92 acre tract of land, as conveyed to The Estate of Robert J. Morales, as recorded in Document No. 202299032689, of the Official Public Records of Guadalupe County, Texas, and previously described as a 92.16 acre tract of land in Volume 1120, page 944 of the Official Public Records of Guadalupe County, Texas, and said 16.842 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron pin found at the intersection of the Easterly Right-of-Way (R.O.W.) line of State Highway 123 (S.H. 123) (a variable width R.O.W.), and the Southerly R.O.W. line of Timmermann Road (a variable width R.O.W.), and being the Northwest corner of said 92.16 acre tract of land and this herein described tract of land;

THENCE departing the Easterly R.O.W. line of said S.H. 123, with the Southerly R.O.W. line of said Timmermann Road, and with the Northerly line of said 92.16 acre tract of land, N 89° 02' 34" E, a distance of 327.89 feet to point for in the Southerly R.O.W. line of said Timmermann Road, being the Northwest corner this herein described tract of land;

THENCE continuing with said Southerly line of Timmerman Road, N 89° 02' 34" E, a distance of 412.17 feet to a point for the Northeasterly corner of this herein described tract of land;

THENCE departing the Southerly line of said Timmermann Road, and across and through said 92.16 acre tract of land, S 00° 13' 06" E, a distance of 1782.91 feet to a point for the Southeasterly corner of this herein described tract of land;

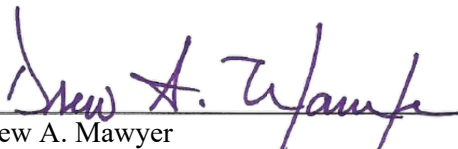
THENCE departing said Southeasterly corner, and continuing across and through said 92.16 acre tract of land,

N 90° 00' 00" W, a distance of 412.40 feet to a point for the Southwest corner of this herein described tract of land;

N 00° 12' 36" W, a distance of 1776.03 feet to the POINT OF BEGINNING, and containing 16.842 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 2nd day of June, 2026.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
INK625-MORALES 16.842 AC ZONING- 060226



ZONING EXHIBIT

BEING A 16.842 ACRE TRACT OF LAND SITUATED IN THE M. CHERINO SURVEY, ABSTRACT NO. 10, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 92 ACRE TRACT OF LAND, AS CONVEYED TO THE ESTATE OF ROBERT J. MORALES, AS RECORDED IN DOCUMENT NO. 202299032689, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND PREVIOUSLY DESCRIBED AS A 92.16 ACRE TRACT OF LAND IN VOLUME 1120, PAGE 944 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

TIMMERMANN ROAD

(VARIABLE WIDTH R.O.W.)

N89°02'34"E
327.89'

N89°02'34"E
412.17'

N89°02'34"E
774.71'



SCALE: 1"=200'

REMAINDER
92.16 ACRES

STATE HIGHWAY 123
(VARIABLE WIDTH R.O.W.)

ZONING
16.842 ACRES
(733,614 SQ.FT.)

N00°12'36"W 1776.03'

S00°13'06"E 1782.91'

REMAINDER
92.16 ACRES

412.40'

N90°00'00"W

12.649 ACRES
ROSCOE HOLDINGS, LLC
(DOC. NO. 202399009065, OPRCCT)

1.7 ACRES
(74,050 SQ.FT.)

LEGEND:

- = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = ZONING CORNER

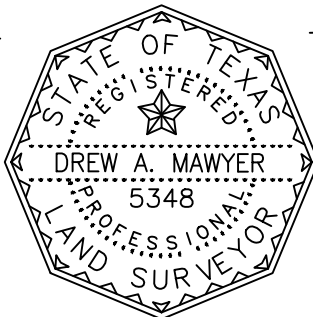
CALLLED 1.96AC
DIAMOND E INVESTMENTS, LLC
(DOC. NO. 202499025855,
OPRGCT)



5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREW@DAM-TX.COM
FIRM #10191500

DATE: JUNE 2026 JOB: INK625

WILLMANN ROAD
(VARIABLE WIDTH R.O.W.)

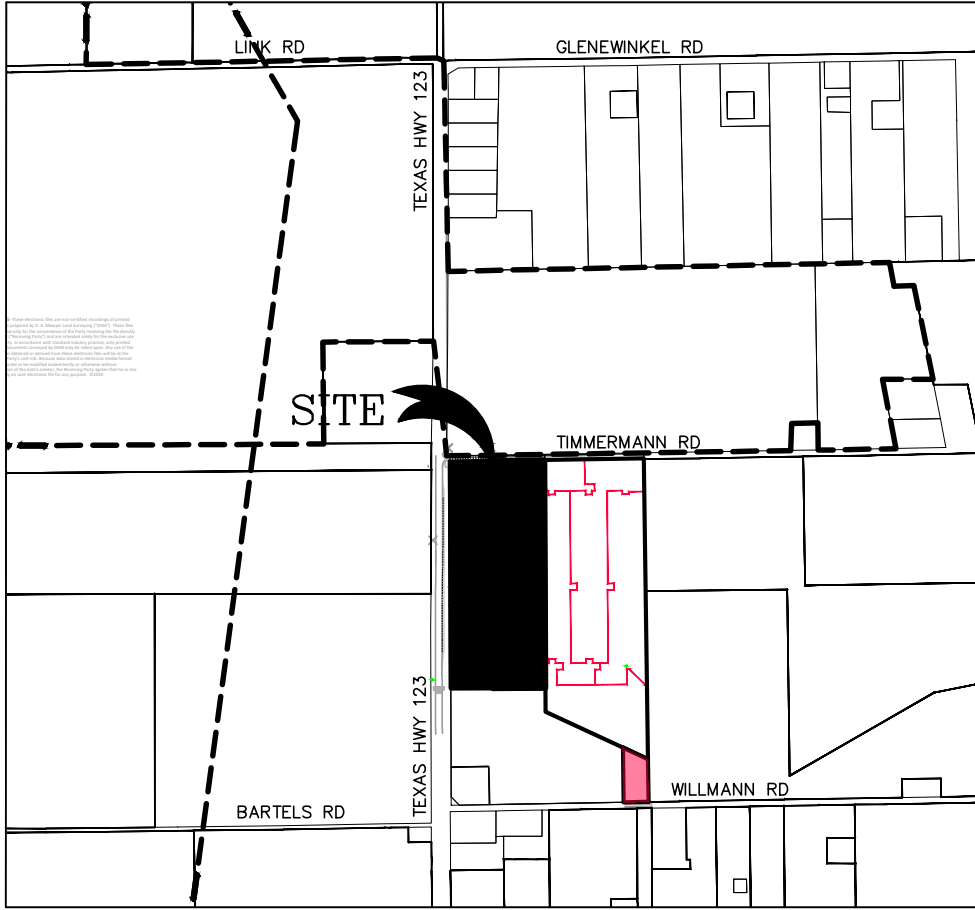
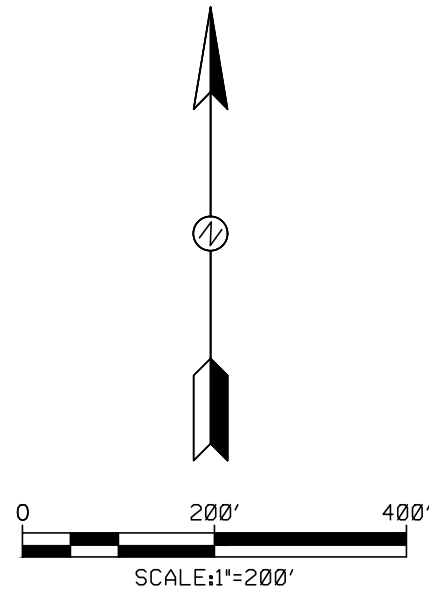
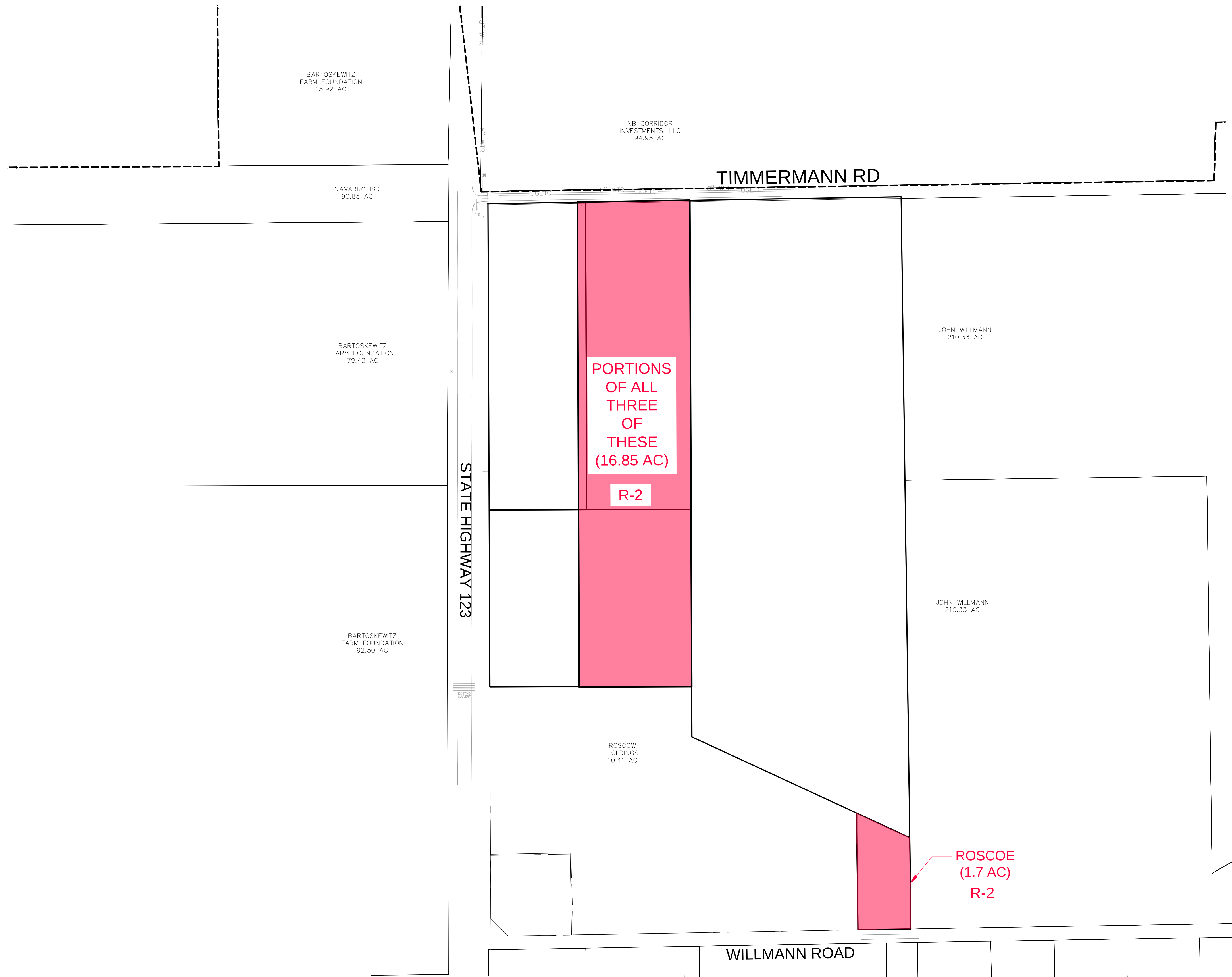


STATE OF TEXAS
COUNTY OF COMAL

THIS 3rd DAY OF June 2026

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

ACREAGE TRACTS
JOHN PAUL WILLMANN
(DOC. NO. 202199004994,
OPRGCT)



LOCATION MAP
SCALE: 1" = 1,500'

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF JAMES INGALLS, P.E. #107416
ON
June 4, 2026. IT IS TO BE USED
FOR BIDDING AND PERMITTING
PURPOSES ONLY. NOT TO BE
USED FOR CONSTRUCTION.

PINNACLE OVERSIGHT
1286 RIVER RD
NEW BRAUNFELS, TX 78130

NAVARRO PLAZA

ZONING EXHIBIT

SHEET
1 OF 1

NO	DATE	ISSUES AND REVISIONS
△		

INK

CIVIL

2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351