



PLANNING & CODES

ZC 11-26 Staff Report
300 Blk of Willmann Rd.
Zoning Change from A-R to R-2

Applicant:

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

Property Owner:

Roscoe Holdings, LLC.
2485 E. Walnut St.
Seguin, TX 78155

Property Address/Location:

300 Blk of Willmann Rd.

Legal Description:

ABS: 10 SUR: M CHERINO
12.6490 AC.
Property ID: 191344

Lot Size/Project Area:

1.700 acres

Future Land Use Plan:

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 Agricultural Ranch (A-R) to Single-Family Residential (R-2)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Farmland
N of Property	R-2	Farmland
S of Property	A-R	Farmland
E of Property	OCL	Farmland
W of Property	A-R	Farmland

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Agricultural Ranch (A-R) to Single-Family Residential (R-2). The requested 1.70 acres is the most eastern portion of a 12.6490-acre tract of land fronting Willmann Rd. The proposed zoning change to R-2 would allow the requested 1.70 acres to develop with the proposed single family residential development to the north of this property.

Residential use within the Suburban Residential district of the city's Future Land Use Plan (FLUP) is supported. The entire 1.70-acres being requested is within an unstudied flood zone. Prior to this site being altered or developed engineering studies will need to be completed to ensure no impact on surrounding property will occur.

Criteria for Approval:

Consistent with the future land use plan – Yes, this property is located within the Suburban Residential district.

Compatible with existing and permitted uses of surrounding properties – Yes, this property would develop in conjunction with the residentially zoned property to the north.

Adverse impact on surrounding properties or the natural environment – This property is located within an unstudied flood zone. Engineering studies will need to be completed to ensure no impact on surrounding property will occur.

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

Other factors that impact public health, safety, or welfare- No others specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The requested 1.70 acres is the most eastern portion of a 12.6490-acre tract of land fronting Willmann Rd. The area being requested totals 194' of frontage along Willmann Rd. and contains lot depths of 428' and 334'. The 1.70-acre portion being requested contains no built structures and is vacant.

CODE REQUIREMENTS:

A zoning change to Single-Family Residential (R-2) would be required for any proposed residential subdivision development or associated use. 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:

Vacant farmland can be seen to the north, east, and west of this property, with some residential homes seen to the south. The property to the north of this property contains a similar zoning designation to what is being requested. The applicant requested the Single-Family Residential (R-2) zoning for just 1.70 acres of the entire 12.6490-acre tract of land.

COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):

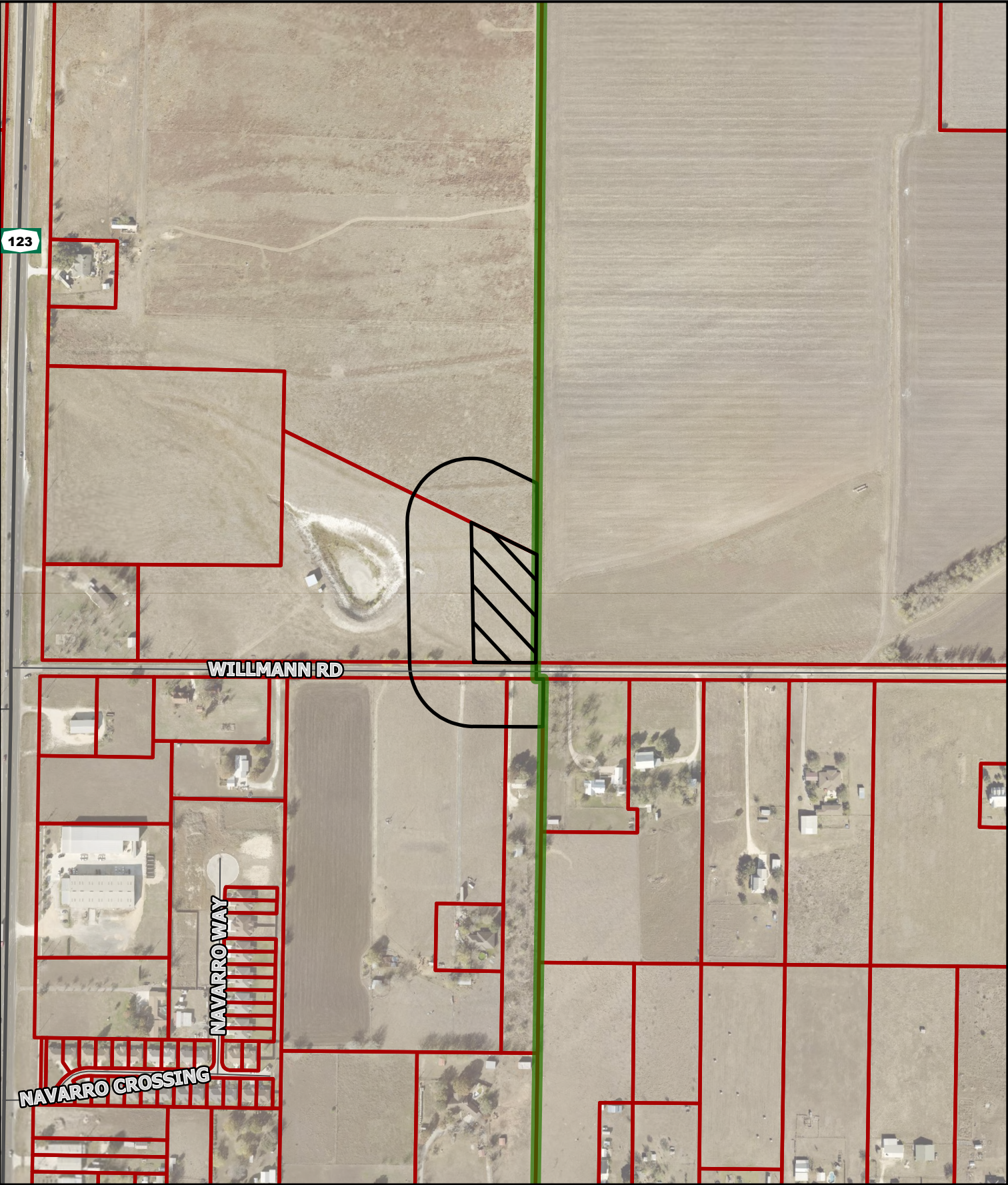
This property is located within the Suburban Residential district of the city's Future Land Use Plan (FLUP). Uses within the Suburban Residential district are typical suburban-style single-family neighborhoods consisting of low to medium density residential homes. Single-family residential use is supported within this district.

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

The entire 1.70-acres being requested is within an unstudied flood zone. Engineering studies will need to be completed to ensure no impact on surrounding property will occur.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property contains frontage along Willmann Rd. Any proposed access points will need to be reviewed and approved by the city.



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.

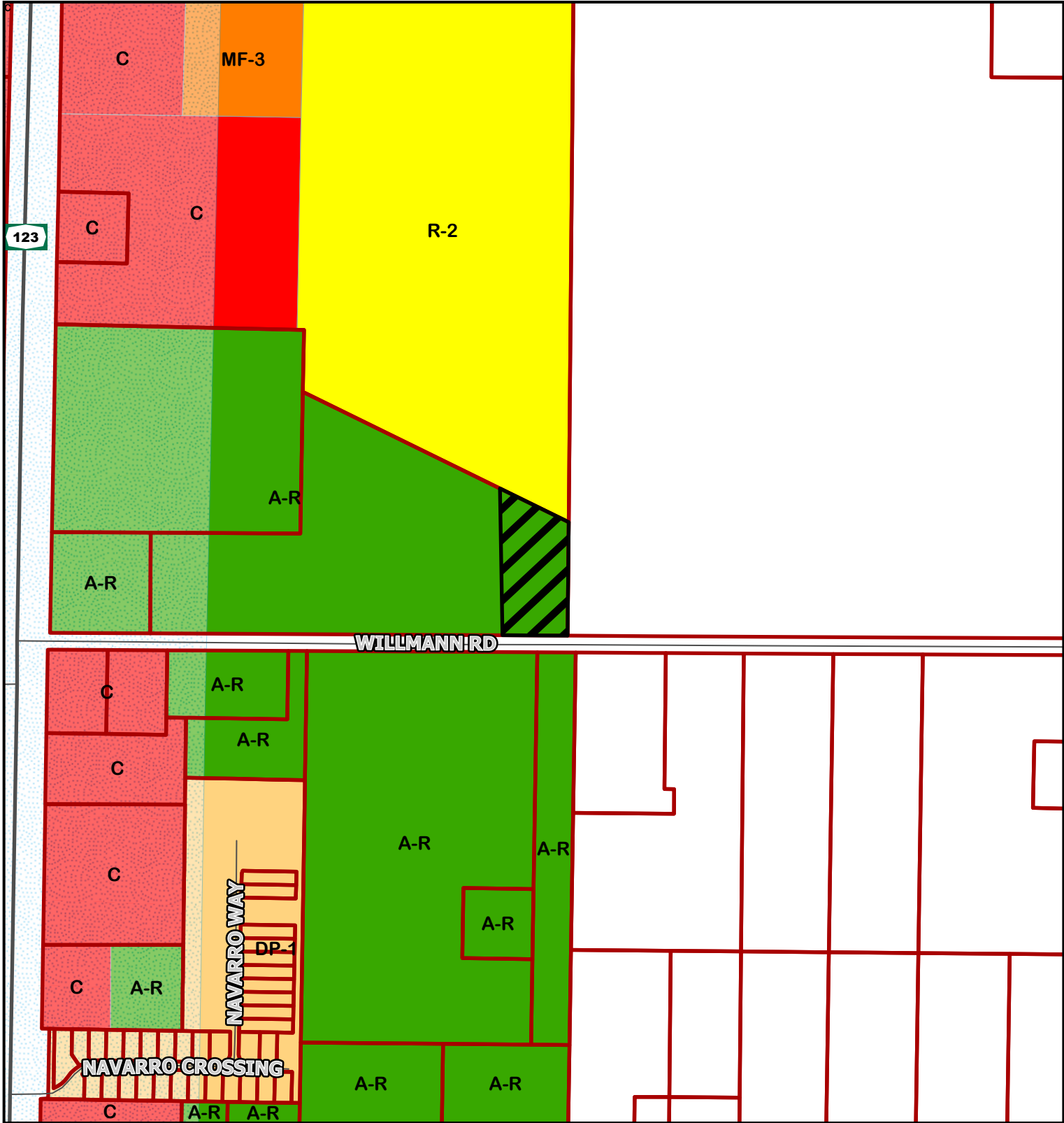


 Site Location
 200' Buffer
 Parcel

1 inch = 400 feet
Printed: 6/23/2026

ZONING MAP

ZC 11-26 300 Blk of Willmann 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 | |

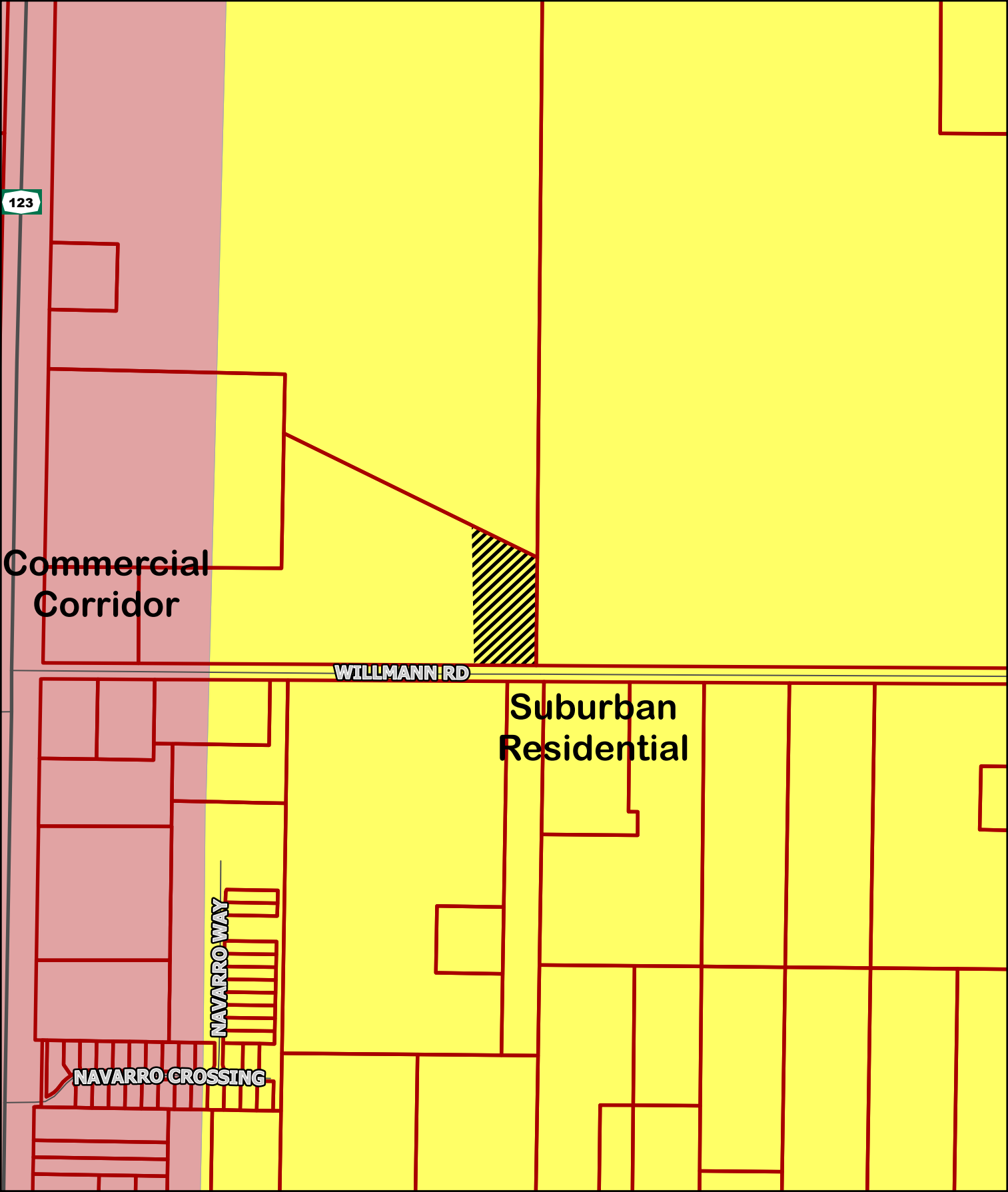
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Site Location

Parcel

1 inch = 400 feet
Printed: 6/23/2026



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Site Location

1 inch = 400 feet

Printed: 6/23/2026



METES AND BOUNDS DESCRIPTION
FOR A
1.700 ACRE TRACT OF LAND

BEING a 1.700 acre tract of land situated in the M. Cherino Survey, Abstract No. 10, in Guadalupe County, Texas, being a portion of a called 12.649 acre tract of land, as described in Document No. 202399009065, of the Official Public Records of Guadalupe County, Texas, as conveyed to BED, LLC, and said 1.700 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin found in the Northerly line of Willmann Road, and being the Southwesterly corner of the John Paul Willman acreage tracts as described in Document No. 202199004994 of the Official Public Records of Guadalupe County, Texas, and being the Southeasterly corner of said 12.649 acre tract of land, the Southeasterly corner of this herein described 1.7 acre tract of land;

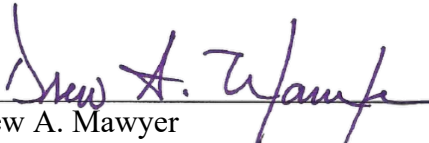
THENCE departing the Southwesterly corner of the Willmann acreage tracts and with the Northerly line of said Willmann Road, S 89° 03' 41" W, a distance of 194.20 feet to a ½" iron pin with cap stamped "DAM #5348 PROP.COR. set for the Southwesterly corner of this herein described tract of land;

THENCE departing the Northerly line of said Willmann Road, and across and through said 12.649 acre tract of land, N 00° 46' 02" W a distance of 428.12 feet to a ½" iron pin with cap stamped "DAM #5348 PROP.COR. set in a Southerly line of the remainder of 92.16 acre tract of land as described in Document No. 202299032689 of the Official Public Records of Guadalupe County, Texas, and being the Northwesterly corner of this herein described tract of land;

THENCE with the Southerly line of the remainder of said 92.156 acre tract of land, S 65° 10' 01" E, a distance of 215.34 feet to a ½" iron pin found in the Westerly line of said Willmann acreage tracts, and being the Southeasterly corner of the remainder of said 92.16 acre tract of land, the Northeasterly corner of said 12.649 acre tract of land, and the Northeasterly corner of this herein described tract of land;

THENCE departing the Northeasterly corner of said 12.649 acre tract of land, and with the Westerly line of said Willmann acreage tracts, S 00° 46' 02" E, a distance of 334.49 feet to the POINT OF BEGINNING, and containing 1.700 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 3rd 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
INK629-1.700 AC- 060326

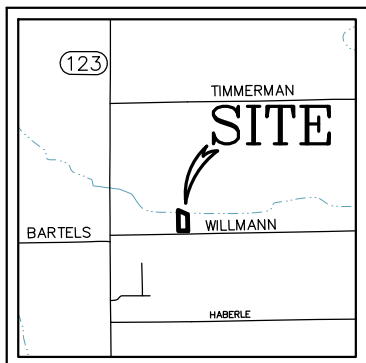


BOUNDARY SURVEY

BEING A 1.700 ACRE TRACT OF LAND SITUATED IN THE M. CHERINO SURVEY, ABSTRACT NO. 10, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.649 ACRE TRACT OF LAND, AS DESCRIBED IN DOCUMENT NO. 202399009065, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

LEGEND:

- = (IPS) SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "DAM
#5348 PROP. COR." UNLESS
OTHERWISE NOTED
- = FOUND 1/2" IRON PIN
UNLESS OTHERWISE NOTED
- () = RECORD INFORMATION
- OPRGCT = OFFICIAL PUBLIC RECORDS
OF GUADALUPE COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- x — = BARBED WIRE FENCE
- OHE = OVERHEAD ELECTRIC



LOCATION MAP
N.T.S.

REMAINING PORTION OF
CALLED 92.16 ACRES
ROBERT J. MORALES
(VOL. 1120, PG. 944, OPRGCT)

12.649 ACRES
BED, LLC
(DOC. NO. 202399009065, OPRCCT)

1.700 ACRES
(74,050 SQ. FT.)

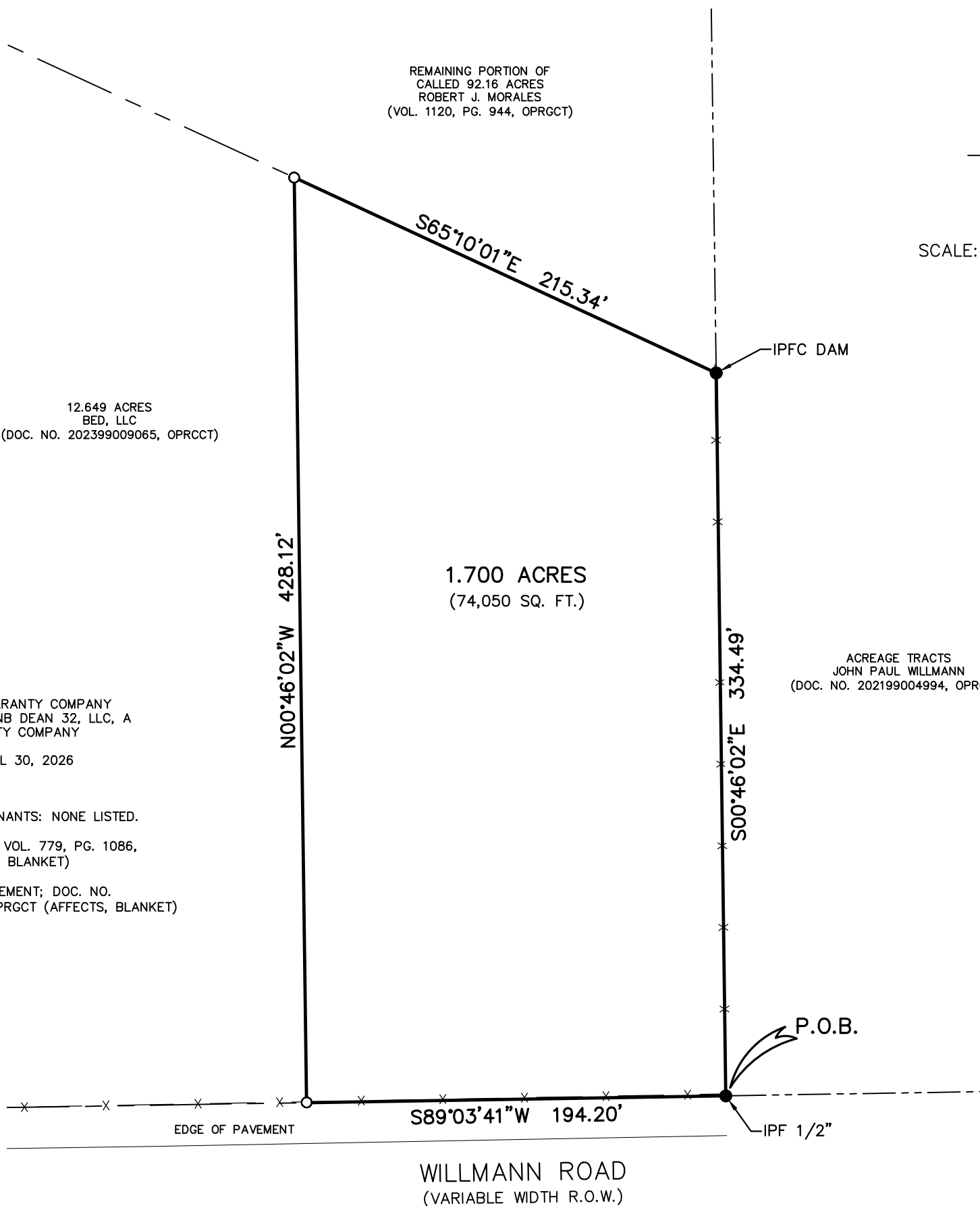
ACREAGE TRACTS
JOHN PAUL WILLMANN
(DOC. NO. 202199004994, OPRGCT)

TITLE COMMITMENT:

TITLE RESOURCES GUARANTY COMPANY
PROPOSED INSURED: NB DEAN 32, LLC, A
TEXAS LIMITED LIABILITY COMPANY
GF NO.: NB-5287-26
EFFECTIVE DATE: APRIL 30, 2026

REFERENCES:

1. RESTRICTIVE COVENANTS: NONE LISTED.
2. 10.(f.) EASEMENT; VOL. 779, PG. 1086,
OPRGCT (AFFECTS, BLANKET)
3. 10.(g.) R.O.W. EASEMENT; DOC. NO.
202399022956, OPRGCT (AFFECTS, BLANKET)



NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



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

DATE: JUNE 2026 JOB: INK629

ADDRESS:
WILLMANN AT S.H. 123
SEGUIN, TX 78155

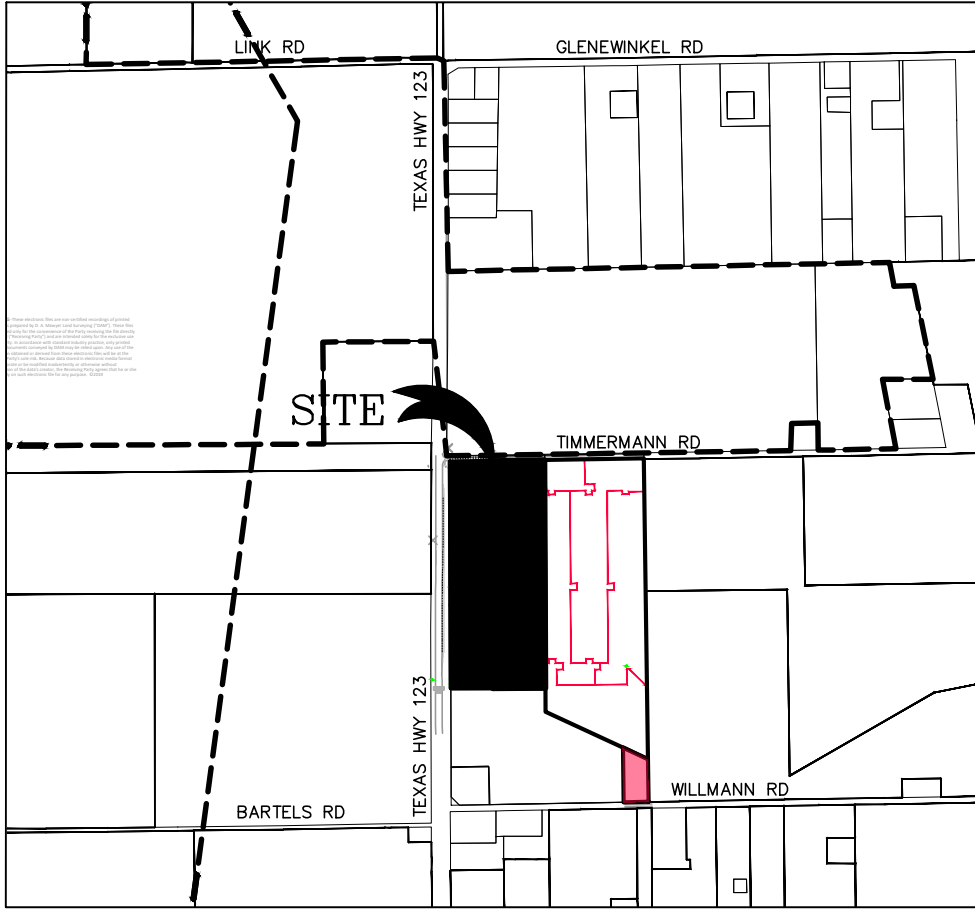
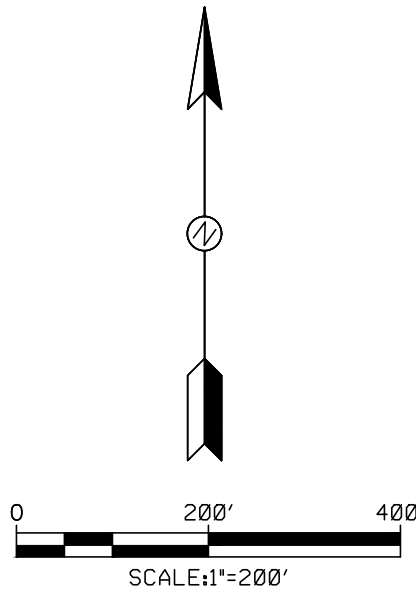
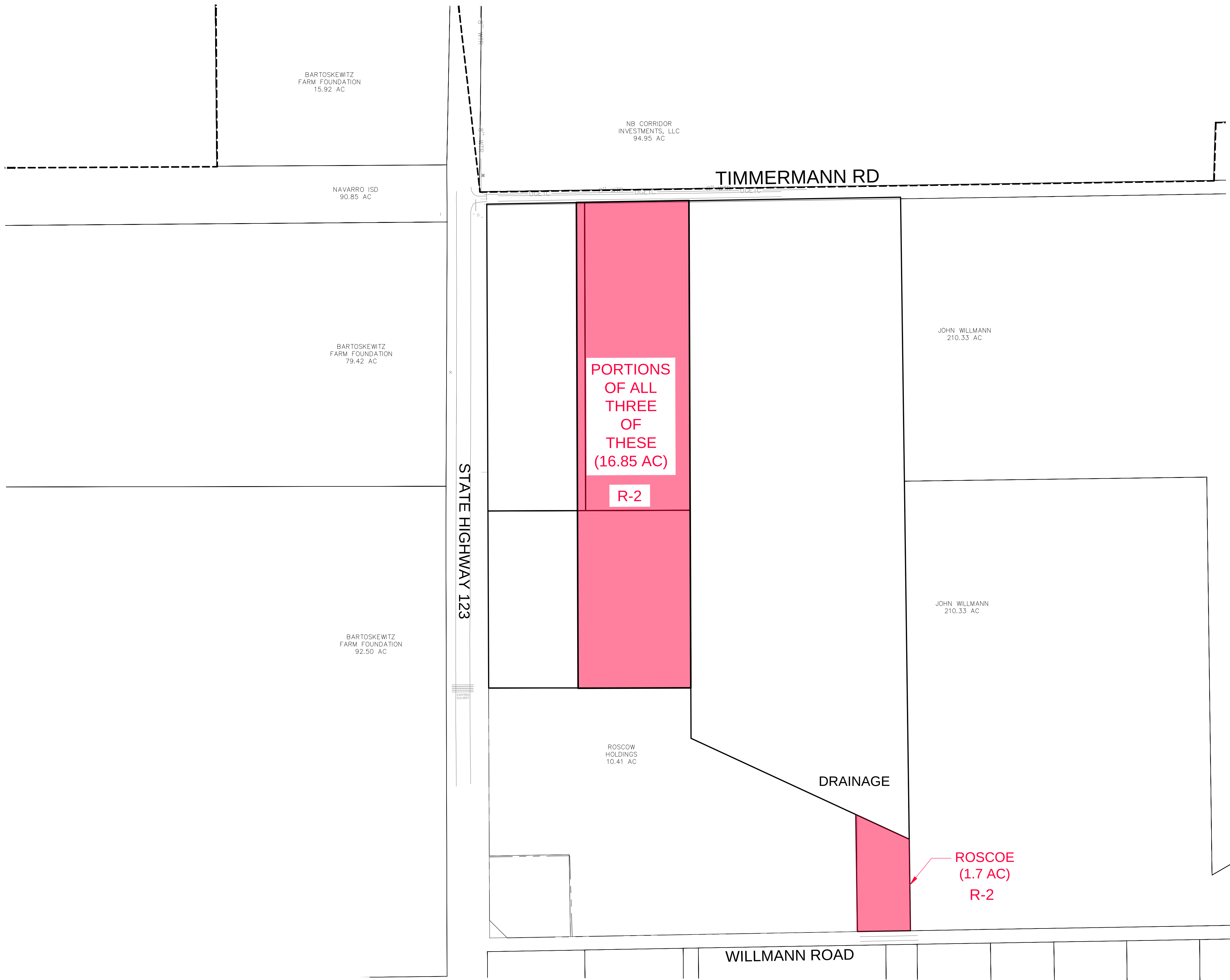


STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 3 DAY OF JUNE 2026

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



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