



98 Acres - Development Opportunity GUADALUPE COUNTY, TX

P61175.001
March 22, 2025

EXECUTIVE SUMMARY

This memo is a preliminary review of the 98.82-acre site located in Guadalupe County that includes zoning, platting, site development issues, and utilization availability. The subject site is located on Interstate 10 eastbound, between Santa Clara Road and Zuehl Road.

1. PROPERTY DETAILS

1.1. PROPERTY OWNERS AND SIZE

The subject site consists of the following 2 parcel totaling 98.82 acres. The parcels details provided by Guadalupe County Appraisal District are noted in the table below.

GCAD ID	Area (ac)	Property Owner(s)
63584	25.000	Golla August & Lucille
63357	73.819	Golla August & Lucille

1.2. ACCESS

The site has frontage to Interstate 10 eastbound frontage road that provides access to the site.

1.3. TOPOGRAPHY

Existing topography within the subject site generally slopes away from Interstate 10 with elevations ranging from 590 to 610 feet above sea level. The general slope of the subject site ranges from 0.5 to 3 percent. The stormwater runoff appears to sheet flow in the southeast direction before the flow divides. Most of the runoff flows to the southeast corner of the property while the rest flows to the southwest property boundary. The existing site is used as farmland.

1.4. PROPERTY JURISDICTION

The subject site, parcels 63584 and 63357, are in Guadalupe County. It appears that approximately half of the site (east side) is within the City of Cibolo ETJ while the rest is outside of the city limits and ETJ. If the subject site stays outside of city limits, then Guadalupe County will review permitting for construction plans.

During the platting process, the County will review the plat for the property in and outside of the City's ETJ. The City's role in the plat review will be determined during a pre-development meeting with all parties.

If the subject site were to be platted and annexed into the City of Cibolo, then Cibolo will review and approve permitting for platting and construction plans.

1.5. CURRENT USE

The site is currently undeveloped and utilized as farmland.

1.6. MAJOR HIGHWAYS AND THOROUGHFARES

The subject site has a flag that extends to the Interstate 10 frontage road. Interstate 10 is owned by TxDOT which currently has a project under construction. TxDOT Control Section Job 002503097 is to widen Interstate 10 between Bexar County line and FM 465. This is approximately 5 miles of construction that is anticipated to be complete on 4/9/2026 (as of 3/12/2025).

There was no other roadway improvements found at this time.

1.7. SOILS REPORT

From the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey, the site consists of mostly Branyon Clay and some Lewisville Silty Clay. The following table shows the soil type, name and percentage.

Map Unit Symbol	Map Unit Name	% Slopes	Percent of AOI	Hydraulic Soil Class
BrA	Branyon Clay	0 to 3 % slopes	70.0%	D
BrA	Branyon Clay	1 to 3 % slopes	0.10%	D
LeA	Lewisville Silty Clay	0 to 1 % slopes	13.6%	C
LeB	Lewisville Silty Clay	1 to 3 % slopes	16.4%	C

1.8. PROTECTED TREES

Though there are only a few found trees located along the boundary of the subject site, there does not appear to be any tree preservation restrictions within Guadalupe County criteria. In the case the trees are regulated by the City of Cibolo, a Tree Preservation Plan would need follow the guidelines provided in the City's Unified Development Code, Section 17.2 in Appendix.

1.9. ENVIRONMENTAL FEATURES

U.S. Fish and Wildlife Service's National Wetlands Inventory shows that there are not any protected waters within the subject site boundary. It is important to note that there are some wetland features near, but outside, the subject site boundary.

The Texas Parks and Wildlife Watershed Viewer shows the subject site to be split into two sub watershed basins that include Lower Santa Clara Creek and Dietz Creek-Cibolo Creek. The site is within the Upper Cibolo Creek Watershed, Cibolo River Sub Basin, and San Antonio River-River Basin.

2. ZONING/LAND USE

2.1. ZONING/FUTURE LAND USE INFORMATION

The site is currently undeveloped and unzoned. The City of Cibolo's Future Land Use and

Thoroughfare Map, dated September 10th, 2024, shows a portion of the subject site included within the City of Cibolo ETJ with a future use of Light Industrial/Business Park.

3. PERMITTING PROCESS AND AGENCIES

3.1. PLATTING

A plat application shall be submitted to Guadalupe County for review and approval. A list of items that may be required for approval include (but are not limited to):

- Permit(s) issued from County Fire Marshall
- Permit(s) issued from State Highway Department
- Permit(s) issued from County Road & Bridge Department
- Public notification of the proposed development
- Recorded deed(s) indicating current ownership
- Copy of an agreement allowing easements crossing private property
- Copy of an executed contract, agreement or letter from all Utilities
- Engineered plans of water distribution system
- Copy of agreement allowing extension of public sewage disposal system
- Soil sampling report and written site evaluation identifying type of sewage facility
- Engineered Storm Water Management
- Engineered Road and Drange Construction Plans
- A Performance Bond, Letter of Credit, or an Escrow Account delivered to County Judge

According to Guadalupe County Subdivision Regulations (amended February 25, 2025) any person subdividing a tract of land, or creating a manufactured home rental community, or creating a condominium development shall:

1. Comply with Chapter 232 of the Texas Local Government Code;
2. Comply with these Regulations;
3. Submit to the Commissioners Court an application for approval or registration of the proposed Subdivision in accordance with these Regulations; and,

A plat is required if:

1. The owner of a tract of land located outside the limits of a municipality must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:
 - a. a subdivision of the tract, including an addition;
 - b. lots; or
 - c. streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use.
2. A division of a tract under Subsection (a) includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

3.2. TCEQ EDWARDS AQUIFER

No portion of this site is within the Edwards Aquifer.

4. UTILITIES AND DRAINAGE

4.1. SITE DRAINAGE AND DETENTION

As explained in section 1.3 of this report, the site is relatively flat with slopes ranging from 0.5 to 3 percent. Stormwater runoff appears to sheet flow in the southeast direction before the flow divides. Most of the runoff flows to the southeast corner of the property while the rest flows to the southwest property boundary. The existing site is utilized for cultivated cropland for farming. It is likely that runoff will need to be detained to mitigate runoff under proposed developed conditions.

The Guadalupe County Subdivision Regulations states:

“Drainage and Storm water management shall be designed, constructed, and maintained to restrict the proposed drainage rate from the platted area to that equal to the drainage rate of the land in its existing condition. The Storm Water Management Plan (Plan) in the platted area must provide drainage does not allow concentrated storm drainage water from each lot onto adjacent lots, provide positive drainage away from all structures, and coordinate individual lot drainage with the general storm drainage pattern for the area. The Plan shall be prepared, sealed, and signed by a Professional Engineer, currently registered in the State of Texas, and shall be reviewed by the County.”

Detention will be required for any proposed development.

4.2. FLOODPLAIN

According to the available National Flood Insurance Program Flood Insurance Rate Maps (panel 48187C0245F effective 11/2/2007), the site does not contain the 100-year floodplain area.

4.3. DOMESTIC AND FIRE WATER SERVICE

Green Valley Special Utility District is the water purveyor for this area. There is currently existing 12-inch water main north of the subject site adjacent to the frontage road. The water main includes fire hydrants along the Interstate 10. It is unclear if the subject site is served off this main. There are not any water wells found during this study.

4.4. WASTEWATER SERVICE

Green Valley Special Utility District is the wastewater purveyor for this area. There are not any wastewater mains located near the site, nor were there any septic facilities located on this site during this study.

4.5. ELECTRIC SERVICE

Guadalupe Valley Electrical Cooperative currently has three phase overhead power along the Interstate 10 Frontage Road adjacent to the site.

4.6. TRANSMISSION MAIN

There is an existing transmission pipeline that runs through the property in the east/west direction approximately 1800 feet from the frontage. According to National Pipeline Mapping System (npms), the pipeline is owned by Citgo Products Pipeline Co. and is active and carries hazardous liquid.

KEY	PARCEL ID	OWNER	ACRES
1	63584	GOLLA AUGUST & LUCILLE	25
2	63357	GOLLA AUGUST C	73.819
3	110401	REAL CHARLES E & DEBORAH A	100.656
4	63464	SELLS RAMONA LEAH	11.077
5	63462	NEWSOME DEANNA LYNN & ROY RUSSELL HOWELL	7.964
6	63463	NEWSOME DEANNA LYNN & ROY RUSSELL HOWELL	1.012
7	63468	MOOS ARNOLD A & A S	24.0075
8	108132	MOOS JAMES E & CHRISTINE J	0.5
9	63470	MOOS JAMES E & CHRISTINE J	25.287
10	63471	ROSEBROCK ALMA & L	55.524
11	63473	ROSEBROCK ALMA & L	1
12	139424	UTILITY TRAILER SALES SOUTHEAST TEXAS INC	38.616
13	63574	UTILITY TRAILER SALES SOUTHEAST TEXAS INC	75.883
14	159699	RBP INTERSATE PROPERTIES LLC	1.048
15	159698	RBP INTERSATE PROPERTIES LLC	1.042
16	159697	RBP INTERSATE PROPERTIES LLC	1.14
17	159696	RBP INTERSATE PROPERTIES LLC	1.103
18	159695	MALIKI LIKI ENTERPRISES LLC	1.966
19	159694	J & W OIL LAND INVESTMENTS LLC	2.171
20	159693	MLM TRUST	2.371
21	63494	SCHAEFER KENNETH F ETAL	19.26
22	63578	PETE GARZA INTERESTS LLC	195.903
23	63972	OMNI LAND DEVELOPMENT LLC	56.2096
24	63973	OMNI LAND DEVELOPMENT LLC	1
25	185223	CITY OF CIBOLO	5.96
26	175009	AISIN TEXAS CORPORATION	156.6797

GUADALUPE COUNTY

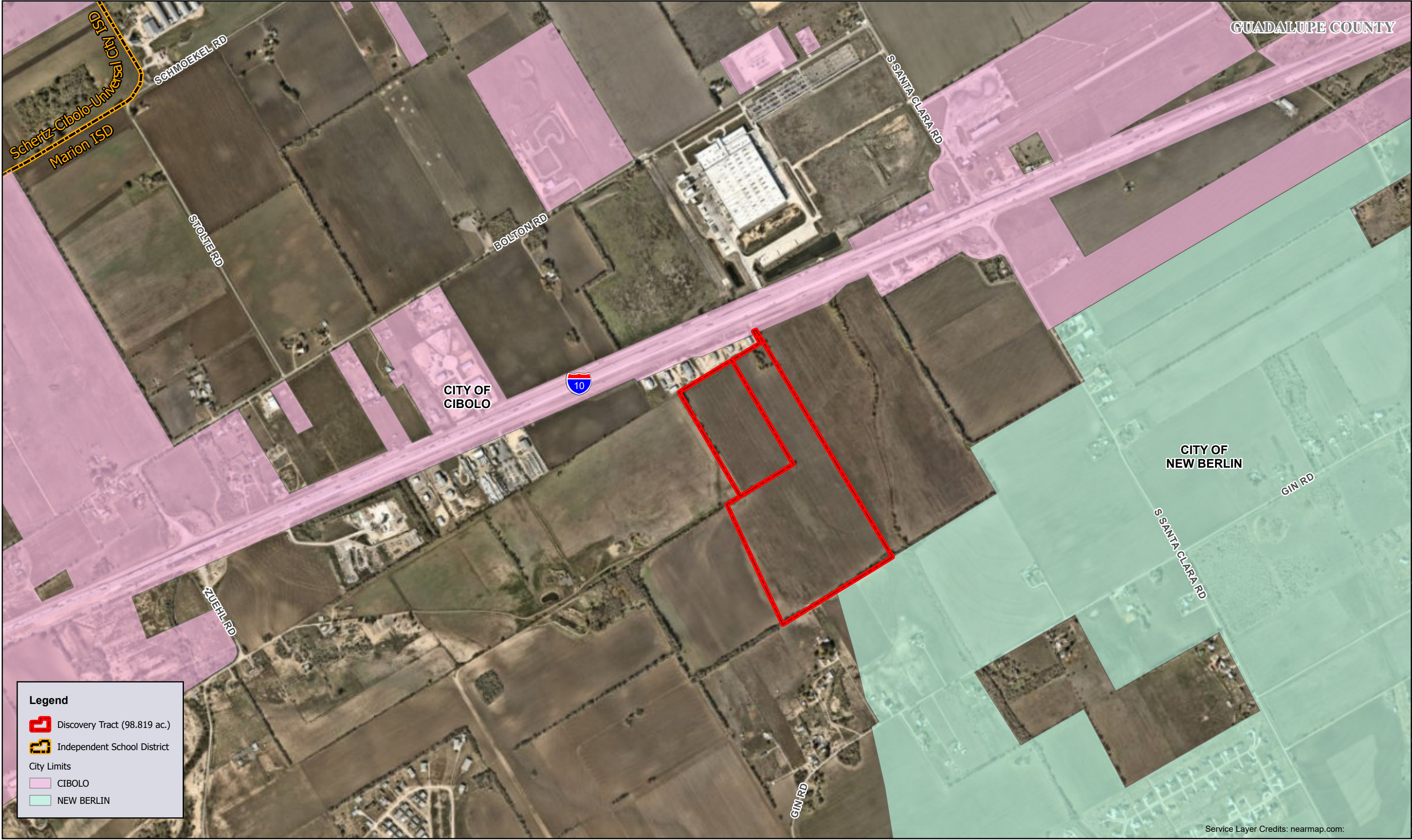


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Legend

 Discovery Tract (98.819 ac.)

 Independent School District

City Limits

 CIBOLO

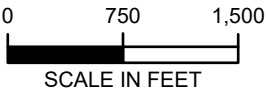
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100 NE Interstate 410 Loop Suite 701
San Antonio, TX
78216



Municipality Exhibit



Golla Santa Clara Property

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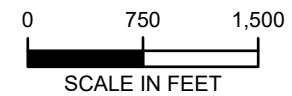
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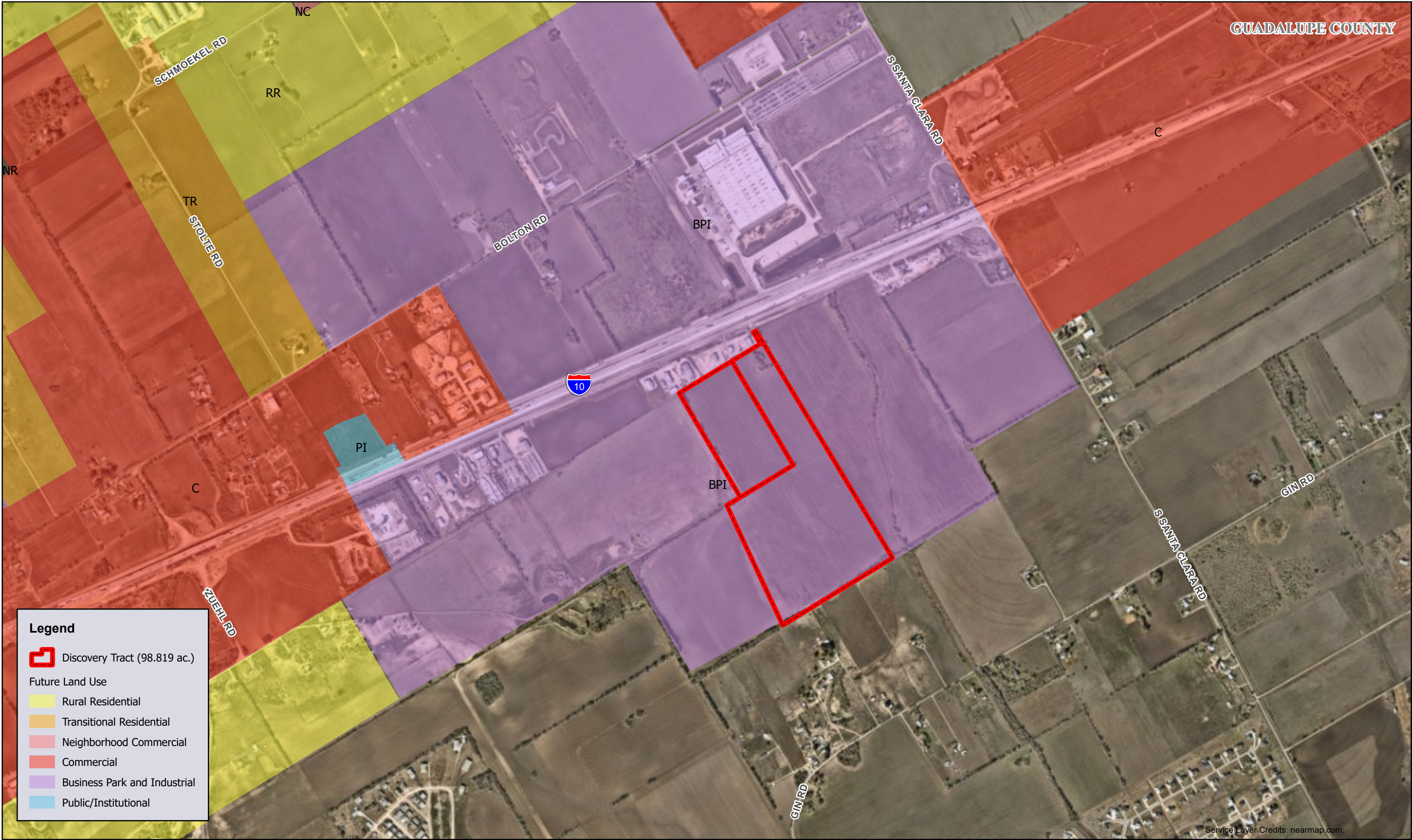


Zoning Exhibit



Golla Santa Clara Property

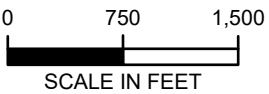
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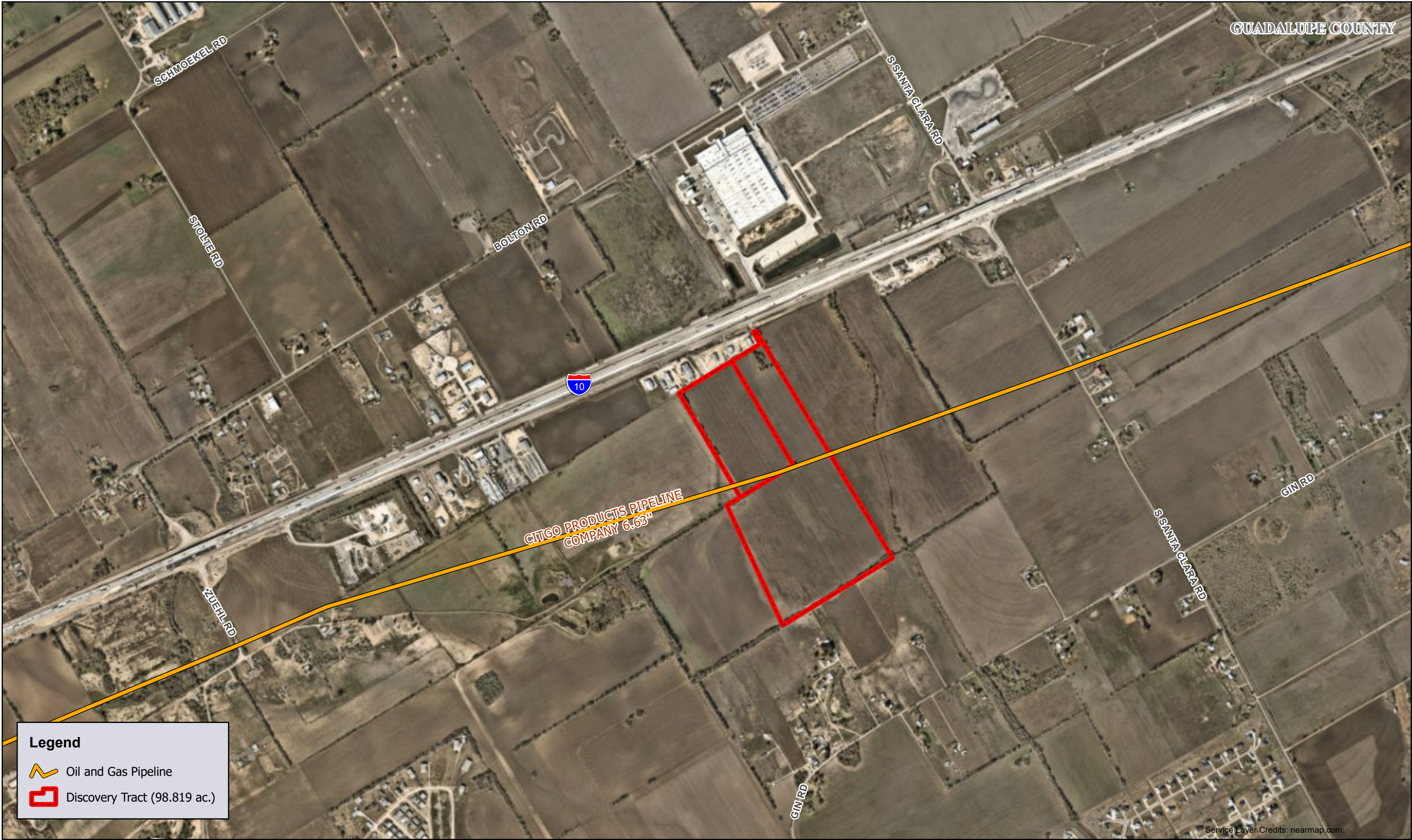
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Future Land Use Exhibit



Golla Santa Clara Property



GUADALUPE COUNTY

SCHMOECKEL RD

STOLTER RD

BOLTON RD

S SANTA CLARA RD

10

CITGO PRODUCTS PIPELINE
COMPANY 6.63"



ZUEHL RD

GIN RD

S SANTA CLARA RD

GIN RD

Legend

-  Oil and Gas Pipeline
-  Discovery Tract (98.819 ac.)

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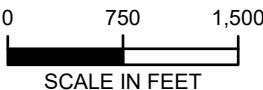
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Pipelines Exhibit



Golla Santa Clara Property

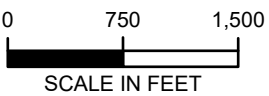
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Floodplain and Contours Exhibit



Golla Santa Clara Property