

TRACT 3: Terreval Tract				Acre:	10.40							
APPLICANT: Ramona Cean - Terrava LLC												
LOCATION: North of FM 1472 and South of Pinto Valle Drive												
PROPOSED DEVELOPMENT: Industrial. Proposed take down: Area Platted												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Build-out	
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0	
Total acreage	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0	
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Industrial/ commercial acreage	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40	10.40
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700	1,520,700
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)												
Taxes: Property	8,120	8,120	8,120	8,120	8,120	8,120	8,120	8,120	8,120	8,120	8,120	8,120
Garbage Fees	0	0	0	0	0	0	0	0	0	0	0	0
Stormwater Fees	0	0	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
TOTAL	8,120	8,120	9,560	9,560	9,560	9,560	9,560	9,560	9,560	9,560	9,560	9,560
*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.												
GENERAL FUND EXPENDITURES - data based on per capita cost; cost data not available for commercial properties.												
Police	751	751	751	751	751	751	751	751	751	751	751	751
Fire & EMS	675	675	675	675	675	675	675	675	675	675	675	675
Sanitation/Street Maintenance	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426
REVENUES LESS EXPENDITURES	\$6,694	\$6,694	\$8,134	\$8,134	\$8,134	\$8,134	\$8,134	\$8,134	\$8,134	\$8,134	\$8,134	\$8,134
ENTERPRISE SYSTEM REVENUES (cumulative)												
Water System	774	790	806	822	838	855	872	889	907	925	925	925
Wastewater System	585	597	609	621	633	646	659	672	686	699	699	699
ENTERPRISE SYSTEM EXPENDITURES (cumulative)												
Water System	746	761	776	791	807	823	840	857	874	891	891	891
Wastewater System	561	572	584	596	607	620	632	645	658	671	671	671
SYSTEM PROFIT/ (LOSS)	\$53	\$54	\$55	\$56	\$57	\$58	\$59	\$60	\$62	\$63	\$63	\$63
Additional revenues (at proposed rates):		\$20,042	for water treatment capacity									
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RECOMMENDATION: Approval												