TRACT 4: Cabello Recovery Tract			Acres:	9.98							
APPLICANT: Christopher M. Cabello - CAS Cabello Enterprises											
LOCATION: North of State Highway 359 and East of Camino Nuevo Road											
PROPOSED DEVELOPMENT: Commercial - Auto Impound Yard, AutoWrecker Service, and Auto Auction. Proposed take down: 2026 - 2028											
	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	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98
Single family dwelling units	0	0	0	0	0	0	0	0	0	0	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	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98
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
Taxable Value (cumulative)	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903
Garbage Fees	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
TOTAL	2,903	2,903	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343
*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
Fire & EMS	675	675	675	675	675	675	675	675	675	675	675
Sanitation/Street Maintenance	0	0	112	112	112	112	112	112	112	112	112
TOTAL	1,426	1,426	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538
REVENUES LESS EXPENDITURES	$1,477	$1,477	$2,805	$2,805	$2,805	$2,805	$2,805	$2,805	$2,805	$2,805	$2,805
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	0	0	0	0	838	855	872	889	907	925	925
Wastewater System	0	0	0	0	633	646	659	672	686	699	699
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	0	0	0	0	807	823	840	857	874	891	891
Wastewater System	0	0	0	0	607	620	632	645	658	671	671
SYSTEM PROFIT/ (LOSS)	$0	$0	$0	$0	$57	$58	$59	$60	$62	$63	$63
Additional revenues (at proposed rates):		$19,238	for water treatment capacity								
		$19,238	for wastewater treatment capacity								
RECOMMENDATION: Approval											