SITE FEASIBILITY REPORT

FISH POND AT CUERO
STATE HWY. 72
CUERO, TEXAS 77954

FISH POND LIVING AT CUERO, LP
DAVID FOURNIER
9702 ANGELWILDE
AUSTIN, TEXAS 78733
PHONE: (512) 970-3889

PREPARED BY
URBAN ENGINEERING
TREF# F-160
CONSULTING ENGINEERS
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901

U.E. JOB NO. E22299.00

THE CONTENTS OF THIS REPORT REFLECT
MY KNOWLEDGE AND OPINIONS FOR THE
PROJECT OBJECTIVES AS OF FEBRUARY 23, 2018 AND
DO NOT INCLUDE RESEARCH BEYOND THE INTENTIONS
OF THE INITIAL SCOPE OF THE PROJECT.
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EXECUTIVE SUMMARY

I. Project Overview

Urban Engineering was retained by Fish Pond Living at Cuero, LP to conduct a site investigation and prepare a feasibility report for the proposed multiple family residential development in Cuero, Texas. This report has been prepared in accordance with §10.205(5) of the 2014 Uniform Multifamily Rules issued by the Texas Department of Housing and Community Affairs.

The 6.594 acre site is located at 1219 State Hwy. 72 West in Cuero, Texas. The name for this project will be Fish Pond at Cuero. The property is currently an unplatted parcel of land that sits within the Cuero’s Extran territorial Jurisdiction (ETJ) as defined by Texas Local Government Code, Chapter 42. (See Appendix A for Land Title Survey)

The property is undeveloped with grass coverage and a sparse distribution of trees. The 6.594 acres is bound to the North by State Hwy. 72 West/FM 3402 and to the South by Tulley Road/County Road No. 433. The western property boundary is adjacent to the Dewitt Veterinary Clinic, located at 1251 State Hwy. 72 West and vacant agricultural property. The eastern property line is adjacent to agricultural property. (See Appendix B for Site Map.)

The proposed multi-family development will consist of 48 units in 12 apartment buildings, plus leasing office, pool, parking, community open space areas, retaining wall and a detention pond. (See Appendix C for Preliminary Site Plan)

The property slopes south from the northern frontage on State Hwy. 72 W to the southeastern corner of the property adjacent to Tulley Road. A detention pond is included in this area to ensure during the design phase that post-development runoff does not exceed pre-development runoff. (See Appendix D Preliminary Drainage Plan).

According to the Flood Insurance Rate Map 48123C0410C and 48123C0425C, both effective January 6, 2011 entire subject property is located within Zone X. Zone X is classified as areas determined to be outside the 0.20% annual chance floodplain. (See Appendix E FEMA Maps)
It is important to note that due to the size and location of the property within the ETJ, the City of Cuero has regulation authority of platting only per Texas Local Government Code, Chapter 212. Any review of the Site Plan or Building Plans for this development will be for courtesy review only and not impact the development.

II. Due Diligence Statement

Urban Engineering coordinated with the City of Cuero Officials throughout the course of this study to ensure regulation compliance. The information contained in this report was compiled through conversations with city staff, attendance at the February 12th, 2018 City Council meeting and online research.

III. Property Identification Numbers

There are two parcels of land identified by the Dewitt County Central Appraisal District (CAD) within this development. The development contains all of Parcel ID No. 7569 and a portion of a larger tract identified as Parcel ID No. 7567.

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Georeference Number</th>
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<tbody>
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<td>7569</td>
<td>16860-00047-00690-000000</td>
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<tr>
<td>7567</td>
<td>16860-00047-00680-000000.</td>
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IV. Millage Rates for All Taxing Jurisdictions

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<thead>
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<th>Taxing Entity</th>
<th>Millage Rate</th>
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<tr>
<td>Dewitt County</td>
<td>0.46937</td>
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<tr>
<td>Cuero I.S.D</td>
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<tr>
<td>Dewitt Medical Dist.</td>
<td>0.21237</td>
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<tr>
<td>Pecan Valley Water Dist.</td>
<td>0.00675</td>
</tr>
<tr>
<td>*Cuero City</td>
<td>0.3695</td>
</tr>
</tbody>
</table>

*Cuero City taxes will apply once the property is annexed into the corporate limits.

V. Zoning Requirements (Zoning of Annexed Land)

This property is located within the ETJ for the City of Cuero, therefore zoning is not applicable. This project will not incorporate until construction is complete. Once the property incorporates into the City, a General Commercial (C-1) zoning designation with a Limited Use Permit for Multiple Family development will be requested in accordance with the Unified Development Code (UDC). (See Appendix F Zoning Letter.) Submitted applications will be evaluated using the City’s UDC as well as the principles, policies, objectives, and recommendations found in the Comprehensive Plan.
The City may process an application for an initial City zoning designation or may designate a newly annexed property's zoning district upon its own initiative, in conjunction with annexation proceedings and the procedures set out in the UDC Article 14, Permits and Procedures. Land that is not zoned otherwise by the City Council during the annexation process is zoned Agriculture (AG) upon annexation until affirmatively rezoned to another district. Simultaneous processing of the annexation and the zoning change is permitted.

Prior to submitting the formal application, a preliminary meeting with staff needs to occur. Completed applications are accepted daily during normal business hours, Mon. – Thurs. 7:30AM – 5:30PM and Fridays 7:30AM – 12PM. Incomplete applications shall not be accepted.

This application shall follow the Public Hearing process as defined in the UDC Article 14.400 Public Hearing Procedures. Once the application is submitted, it shall be review by the Building Official and any pertinent Development Review Committee (DRC) staff members. Feedback shall be provided with any necessary modifications or updates. A resubmittal fully addressing all staff comments is required prior to being scheduled for the Planning and Zoning Commission (P&Z).

Once all comments are addressed, the item will be placed on the next P&Z agenda for a Public Hearing and recommendation. Commission meets in the Council Chambers at 212 E. Main Street on the Third Thursday of every month at 2 p.m. P&Z is the recommending body to City Council on zoning matters.

City Council, upon recommendation of P&Z, shall then hold a Public Hearing. All Public Hearings for zoning and limited uses require a legal notice of 10 days prior to the scheduled meeting.

From the time of application submittal, until the recommendation by P&Z is an approximate 45 days. This timeline is contingent on the applicant’s due diligence; hence the pre-application meeting and the responsiveness to staff’s comments.

After a final report and recommendation is made by P&Z, the City Council will have the first of three required readings within two weeks. The second and third readings may occur in consecutive, subsequent months, or earlier depending on the potential scheduling of Special Called Meetings.

Zoning and Limited/Conditional Use Application submission requirements include the following: completed and signed application form, complete application explanation sheet stating the reason for request, legal description of the property, along with application and filing fees made payable to the City of Cuero.

The application provides a detailed checklist the applicant shall conform to for zoning change for their submission to be deemed complete.
VI. Subdivision Requirements

The platting of property in the ETJ is regulated by the City of Cuero when the subdivision of land is less than 5 acres in size and is not serviced by public utilities. This property exceeds 5 acres; however, the developer would like to incorporate into the City to allow for the use of City utilities such as water, sanitary sewer and electrical service. (See Appendix C Preliminary Site Plan). The developer would also be providing for a voluntary annexation at the time of platting. This project will not incorporate and plat until the construction is complete. Submitted applications will be evaluated using the City’s existing regulations as well as the principles, policies, objectives, and recommendations, found in the Comprehensive Plan.

Proposed Easements:
10.0' wide public utility easement will be required for all onsite water distribution mains and fire hydrants. (See Appendix C Preliminary Site Plan). These may be dedicated during platting process or by a separate legal description. Various other utility easements will be required for electricity and telephone service. These are typically dedicated by a separate deed.

Residential Development Standards in Nonresidential Districts - General Commercial (C-1):
- Lot size: 1,750 square feet
- Front building line: 25' on both Hwy. 72 W and Tulley Rd.
- Side building line: 15'
- Rear building line: N/A
- Minimum lot width: 210'

Variances: A variance would be needed for minimum lot width from the 210’ required to 129.71’. (See Appendix A for Land Title Survey). A variance to the side building line of 15’ down to 7.5’ would also be required along the western property line. (See Appendix C Preliminary Site Plan). Per phone conversations with the City of Cuero Building Official, Derrick Smith, the City would be supportive of these variances as the construction of the site and structures is still proposed to meet the minimum requirements for the Building Codes and Fire Code.

A final plat with requested variances would be required to be submitted to P&Z for recommendation. As required by Section 212.009, Approval Procedures, of the Tex. Local Gov't Code, the P&Z shall hold a public meeting on the final plat within 30 days from when the application is determined complete, pursuant to Section 14.204, Application Completeness Review. Following the public meeting, P&Z shall make a final report to the City Council. A plat is considered approved by the City unless it is disapproved during that period. P&Z shall provide a recommendation for approval, approval with conditions, or denial to the City Council. If P&Z Commission recommends approval with conditions, they shall state its recommendation as "conditional;" if disapproved, they shall state its reasons for the recommendation of denial.
City Council Decision. As required by Section 212.009, Approval Procedures, of the Tex. Local Gov't Code, the City Council shall hold a public meeting to act on the final plat within 30 days of the date of the recommendation for approval by the P&Z. A plat is considered approved by the City unless the City Council disapproves the plat during that period.

Final Plat submission requirements include the following: completed and signed application form, complete application explanation sheet stating the reason for request, legal description of the property, along with application and filing fees made payable to the City of Cuero.

VII. Development Ordinances

As previously stated, the subject site is located within the ETJ for the City of Cuero, as such development regulations contained within the UDC are not applicable. Incorporation of the development will occur upon completion of construction. Once the property incorporates into the City, all future applications will be evaluated using the City’s existing regulations as well as the principles, policies, objectives, and recommendations, found in the Comprehensive Plan.

Although the UDC is not applicable to this project, the developer plans to design in accordance of the UDC with little to no deviation from the requirements.

UDC designates minimum and maximum requirements for multiple family residential as follows:

- **Residential Development Standards in Nonresidential Districts – General Commercial (C-1):**
  - Min. Open Space: 25%
  - Max. Gross Density: 16.75
  - Max. Building Height: 35’

- **Parking Requirements:**
  - Efficiency and one bedroom – 1.5 spaces per dwelling unit
  - Two or more bedrooms – 2.0 spaces per dwelling unit

The proposed Preliminary Site Plan follows the parking requirements spelled out above.

The UDC provides for landscaping and buffer requirements for multiple family residential. These requirements are not applicable to properties that develop within the ETJ. The site layout for the proposed development provides ample green space to provide aesthetic appeal and move towards satisfying the future requirements once annexed into the City.
VIII. Fire Department Requirements

The City of Cuero has adopted the "International Fire Code", 2009 Edition and appendices. This development complies with all applicable criteria of the fire code. The Fire Code is not applicable to development in the ETJ.

A 10’ utility easement will be platted to allow for the installation of 4 fire hydrants in the complex. Each multi-family residential structure will be within 400’ hose lay of a fire hydrant. A 24’ minimum width fire lane/drive aisle will extend the full length of the development from State Hwy 72 W to Tulley Road. (See Appendix C Preliminary Site Plan).

The residential structures themselves are relatively small, each containing 4 units and will not be required to have a fire suppression/sprinkler system installed.

A courtesy review of the structures and site plan will be provided to the City of Cuero to verify compliance and that no health, safety and welfare concerns exist. The fire hydrants will be contained within a public utility easement that will also include the water line. This will be subject to inspection and review by the City.

IX. Site Ingress and Egress Requirements

This property is defined as a “through lot” per the UDC. There is opportunity for a driveway on each street frontage. The frontage located on State Hwy. 72 W would require a driveway permit be submitted to TxDOT. The frontage on Tulley Road would not require any permitting. The developer plans on meeting minimum requirements in the UDC for driveways.

According to the UDC every building, erected or moved, shall be on a lot adjacent to a public street or with in access to an approved private street, and all structures shall be so located on lots as to provide for safe and convenient access for servicing, fire protection, and required off-street parking.

The proposed development of Fish Pond at Cuero shall be designed in compliance with the said regulations.

An entrance/exit is located off State Hwy 72 W and Tulley Road. Appropriate turning radii and roadway widths are incorporated to allow for fire access throughout the entire site as would be required if the project was located within city limits. (See Appendix C Preliminary Site Plan).

For further information on fire access see the "International Fire Code", 2009 Edition and appendices, which was adopted by the City of Cuero.
X. Building Codes and Local Design Ordinances

This property is located within the ETJ for the City of Cuero, therefore Building Codes and Local Design Ordinances are not applicable. This project will not incorporate until the construction is complete. Once the property incorporates into the City, any expansions or alternations will require compliance with all applicable codes.

However, it should be noted that the developer is proposing construction and design in accordance with the adopted Codes and UDC. A courtesy review set of plans will be provided to the City of Cuero Building Department and Fire Department.


The UDC does provide for some aesthetic requirements for Multiple Family Developments within UDC Section 10.102.

Multi-Family Design Standards

A. Building Walls.

1. Not less than 25 percent of each building wall, exclusive of windows and door openings, shall be finished with masonry construction, such as brick, stone, or simulated stone.
2. Siding shall be wood or cement fiberboard. Siding shall be traditional profiles such as four-inch to eight-inch horizontal beveled or shake. Siding surfaces may not cover more than 75 percent of any wall surface and may not extend to the ground level.
3. Stucco and exterior insulated finishing systems (EIFS) are permitted as an accent material only. If used, stucco and EIFS shall be detailed to look like traditional wall cornices, soffits, window trim, and similar features. EIFS may be installed only above the floor level of the second story.

B. Building Elements.

1. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited.
2. Elements such as eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.
3. Columns, cornices, and similar elements shall be natural or simulated natural elements such as wood, composite material, architectural metal, or stone.
4. Balcony and railing materials may be different than the materials used on exterior walls.
C. Roofs.

1. Sloped roofs shall be covered with quality materials, comparable to slate, concrete tile, dimensional shingles, metal shingles, or architectural metal seam roofing.
2. No rooftop mechanical equipment or window/wall mounted air conditioning units shall be visible from the public rights-of-way.
3. Monolithic roof structures that cover more than 4,000 square feet shall include changes in direction, or treatments which break up the appearance of mass. Such treatments may include elements such as dormers, towers, or chimneys.

XI. Atypical Items

Onsite detention will be required to mitigate any increases in peak runoff resulting from the development. One onsite detention pond is planned for the development and is shown on the Preliminary Site Plan. Internal site drainage will be achieved using an underground storm sewer system. The majority of the runoff will be routed to the proposed detention pond. No extension of offsite storm water infrastructure improvements will be required to serve this development.

The topography of the site was determined by observing and reviewing available USGS maps. According to USGS maps, approximately 5.0’ feet of fall exist across the site, with elevations varying from approximately 167 feet to 172 feet above sea level. Currently the subject tract sheet flows from the northern section of the property to the southeastern corner, where runoff outfalls into an existing drainage ditch that parallels Tulley Road.

ENTITLEMENT STATEMENT

XII. Entitlement and Site Development Permitting Process and Timing

Urban Engineering contacted pertinent officials to determine the location of existing utilities in relation to the project site. Water, sewer, electric, and telephone service are all available for connection/extension to the 6.594 acre tract. Investigation revealed offsite water and sanitary sewer improvements are required to serve the proposed Fish Pond at Cuero development.

The proposed multiple family residential development will be in accordance with the current Code of Ordinance and UDC, to ensure all future development is consistent with the comprehensive plan. The application process is expected to be lengthy. The City understands timing is of the essence. The City will make every reasonable effort to move applicants through the process in a timely manner.
Currently there is no water main or sewer main available to the subject site. Sewer is approximately 1,725 feet away and water is 1,000 feet away. Both water and sewer are located within Bedford Dr. The City of Cuero will bring public utilities to the property line along State Hwy. 72 W at no cost to the applicant. (See Appendix C Preliminary Site Plan). This was discussed at the February 12, 2018 City Council meeting. When construction of the project is complete, the developer will be required to voluntarily annex the property in conjunction with their applications for platting and zoning.

The application and review process are configured to allow an applicant to apply by the filing deadline and receive a recommendation by the Planning and Zoning Commission within 45 days. This is contingent upon the applicant’s due diligence; hence attending a pre-application meeting, conforming to existing/Interim Regulations, and completion of plan revisions is a timely manner. Following the Planning and Zoning Commission’s recommendations, the City Council will have the first of three reading within two weeks. The second and third readings may occur in consecutive, subsequent months, or earlier depending on the potential scheduling of Special Called Meetings.

XIII. Building Permitting Prices and Timing

This property is located within the ETJ for the City of Cuero, therefore Building Permits, Review and Inspections are not applicable. There will be no impact to timing with the plans for courtesy review that are provided to the City. This project will not incorporate until the construction is complete. Once the property incorporates into the City, any expansions or alternations will require compliance with all applicable codes.

XIV. Impacts, Site Development Permit, Building Permit and Other Fees

This property is located within the ETJ for the City of Cuero, therefore Site Development and Building Permit fees, review and inspections are not applicable. There will be inspection of the public water line and fire hydrants, connection to public electrical service and any areas of public sanitary sewer.

A permit from TxDOT will be required for the driveway access to State Hwy. 72 W. TxDOT does not charge a permit fee for driveways.

A Final Plat Application will be required with associated fees payable to the City of Cuero as follows:

Associated Fees:
$250.00 for the application
$50.00 plus $1.00/lot for final plats (This is a single lot subdivision).
$20.00 Original Tax Certificate from Dewitt County will be required for each parcel for plat recordation. ($10 for each original tax certificate).

The Annexation process will require a Zoning and Limited/Conditional Use Applications and filing fees made payable to the City of Cuero. There is no fee for voluntary annexation.

Associated Fees:
$100.00 for the application
$225.00 for limited/conditional use
$50.00 for public notice (or actual cost if $50.00 is exceeded for notifications)
$50.00 for appeals

At the February 12, 2018 City Council meeting the City of Cuero adopted Resolution No. 2018-03, which states at upon successful award of 2018 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees that equals a minimum of $250.00 for the benefit of Fish Pond at Cuero. (See Appendix G Resolution No. 2018-03)

Water and Sanitary Sewer Service:

Based on water maps obtained from the City of Cuero, an existing 6” water main is presently in Bedford Dr. The City will connect and extend this water main approximately 1,000 LF to the edge of the property frontage on State Hwy. 72. (See Appendix H Will Serve Letter). The City will require that the onsite water system be located within a public easement. Water mains, fire hydrants, valves and meters will be required to be publically owned and maintained.

The developer is required to install the water mains, valves, fire hydrants and services at his own expense and then dedicate the improvements to the City after completion. There is no City reimbursement for the money spent on on-site water improvements. (See Appendix I Cost Estimate Breakdown)

Based on sewer maps obtained from the City of Cuero, there is an existing 8” sanitary sewer main located on Bedford Dr. Sanitary sewer services shall be extended and provided by the City of Cuero at no cost to the developer. Sanitary Sewer will connect to an existing manhole on Bedford Dr. A force main will be extended to the edge of the property frontage along State Hwy. 72. (See Appendix H Will Serve Letter). A force main and proposed lift station needs to be installed that is internal to the site.

Onsite sewer mains and services will be required to be privately owned and maintained. The City will assess a wastewater connection fee at the time of construction. Typically, there will be one connection per building. There is no reimbursement for the money spent by the developer for onsite sewer improvements. (See Appendix I Cost Estimate Breakdown)
Set tapping and installation fees for public water and sanitary sewer are not currently available for the City of Cuero.

The City of Cuero, does not have utility impact fees established.

The City of Cuero water utility connection fees are based on an estimate of the monthly utility bill and credit worthiness. Depending on payment history to prior utility companies, the utility connection fee could be waived for excellent payment history. Or the utility connection fee could be up to 3.5 times the estimated monthly utility bill if the client has a bad utility payment history.

For additional information regarding Public Water and Sanitary Sewer Service please contact Wayne Berger.

Contact: Wayne Berger  
Water/Wastewater Management  
City of Cuero  
(361) 243-2041

City of Cuero Electrical Power:

Electrical power is available from the City of Cuero. Overhead electric service (three phase) is located on the south side of Hwy. 72 W and parallel to the subject site. (See Appendix H Will Serve Letter).

The City of Cuero electricity utility connection fees are based on an estimate of the monthly utility bill and credit worthiness. Depending on payment history to prior utility companies, the utility connection fee could be waived for excellent payment history. Or the utility connection fee could be up to 3.5 times the estimated monthly utility bill if the client has a bad utility payment history.

For additional information regarding Public Water and Sanitary Sewer Service please contact Cliff Bothe.

Contact: Cliff Bothe  
Electric Superintendent  
201 E. Main St, Cuero TX 77954  
Phone: (361) 275-4101  
Fax: (361) 275-6264  
Email: cbothe@cityofcuero.com
Landline Communications:

Telephone service is available from AT&T in Cuero, Texas. At the time of this report a response has not been received to clarify availability in relation to the project parcel.

    Contact: Mr. David Mueller  
             AT&T  
             (361) 576-8310

Wireless Communications:

Wireless cellular/Internet service is available in the area. GVEC has a service tower within 2 miles of the site.

    Contact: Belen  
              GVEC – Schertz Office  
              (361) 275-2334

SITE WORK COSTS (SEE ATTACHED SITE WORK COST BREAKDOWN):

See Appendix I for Site Work Cost Breakdown for on-site improvements. Site work costs, as provided, are an estimate. Final site work costs are dependent upon topographic information and the geotechnical report.
APPENDICES
APPENDIX A

SURVEY
Appendix A

ALTA/NSPS LAND TITLE SURVEY SHOWING IMPROVEMENTS SITUATED ON A DIVISION OF A CALLED 8.566 ACRE TRACT (FOUND TO CONTAIN 8.564 ACRES UPON RESURVEY) INTO A 1.970 ACRE "TRACT A", A 6.594 ACRE "TRACT B" & A 0.272 ACRE (30' WIDE) PROPOSED EASEMENT.

JOSE ANTONIO VALDEZ GONZALES SURVEY A-47
DEWITT COUNTY, TEXAS

"TRACT A":
1.970 ACRES

"TRACT B":
6.594 ACRES
(OF WHICH 0.272 ACRE LIES WITHIN PROPOSED 30 FEET WIDE EASEMENT)

0.272 ACRE (30' WIDE) PROPOSED EASEMENT (INTENDED TO SERVICE "TRACT A" AND TO BURDEN "TRACT B")

P.O.B.
0.272 ACRE (30' WIDE) PROPOSED EASEMENT

COUNTY ROAD NO. 900/JOBURY ROAD NORTH (NTH BRG W/TH)
APPENDIX B

SITE MAP
6.594 acre tract for 48 unit affordable multi-family rental community.

Fishing Pond at Cuero
APPENDIX C

PRELIMINARY SITE PLAN
APPENDIX D

PRELIMINARY DRAINAGE PLAN
APPENDIX E

FEMA MAPS
APPENDIX F

ZONING LETTER
February 20, 2018

Monica Priddy
Planning Coordinator
Urban Engineering
2004 N. Commerce St.
Victoria, TX 77901

RE: Fish Pond at Cuero
1219 South Hwy. 72 West

Ms. Priddy,

This is in response to your request for zoning information received on February 15, 2018. The City of Cuero does not have zoning within the Extraterritorial Jurisdiction (ETJ). Therefore, the property located at 1219 State Hwy. 72 West may be developed for multi-family use as long as it meets the platting requirements of the Subdivision & Development Ordinance and all other applicable City Codes that apply to property within the ETJ.

The City does enforce various land development regulations contained in a Subdivision and Development Ordinance within its Corporate Limits. These include platting requirements, site plan requirements, minimum lot dimensions, building setbacks, easements, off-street parking, landscaping, screening, and other related items. These requirements are triggered by various types of development or redevelopment activities, including the subdivision of land, certain categories of building permits for new structures or expansions, and others. Once incorporated into the City Limits, all adopted Codes and Ordinances shall apply to the property and any subsequent phases of development.

This property was discussed at the City of Cuero City Council meeting on February 12, 2018. The property will be required to be annexed once developed in accordance Texas Local Government Code, Chapter 43 – Municipal Annexation and the Subdivision & Development Ordinance of the City of Cuero. More specific questions and answers would need to be addressed on a site-specific basis.

Please feel free to contact me if you have any questions or require additional information.

Regards,

Derrick Smith
Building Official
APPENDIX G

RESOLUTION NO. 2018-03

BETWEEN CITY OF CUERO
AND
FISH POND LIVING AT CUERO
RESOLUTION NO. 2018-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUERO, TEXAS THAT SUPPORTS FISH POND LIVING AT CUERO, LP FOR A PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING AT 1219 SOUTH HWY 72 WEST IN THE CITY OF CUERO.

Whereas, FISH POND LIVING AT CUERO, LP has proposed a development for affordable rental housing at approximately 1219 South HWY 72 West in the City of Cuero, DeWitt County; and

Whereas, FISH POND LIVING AT CUERO, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for FISH POND LIVING AT CUERO; and

Whereas, the City Council of the City of Cuero has determined that said affordable rental housing in the City of Cuero would provide an economic benefit to the City of Cuero.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CUERO, THAT:

That the governing body of the City of Cuero hereby supports the proposed FISH POND AT CUERO located at 1219 South Hwy. 72 West, Cuero, DeWitt County, because there is a need for additional affordable rental housing in the City of Cuero and that this formal action has been taken to place on record the opinion expressed by the City Council of the City of Cuero on February 12, 2018.

That the governing body of the City of Cuero hereby supports this development because it will provide for an economic benefit to the City of Cuero.

That the City of Cuero acting through its City Council, hereby confirms that, upon successful award of 2018 Competitive 9% Housing Tax Credits, the City commits to providing reduced fees that equals a minimum of $250.00 for the benefit of FISH POND AT CUERO.

That the City Council of the City of Cuero, for and on behalf of said City of Cuero here now authorizes the Mayor to certify this resolution to the Texas Department of Housing and Community Affairs.

Resolved this 12th day of February, 2018.

UPON MOTION OF COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER ALLEN THAT THE RESOLUTION BE ADOPTED.

AYES: 7    NAYES: 0

PASSED AND APPROVED THIS 12TH DAY OF FEBRUARY, 2018

SARA POST MEYER
MAYOR

ATTEND:

JENNIFER ZUELLT
CITY SECRETARY
APPENDIX H

WILL SERVE LETTER
February 15, 2018

Monica Priddy  
Planning Coordinator  
Urban Engineering  
2004 N. Commerce St.  
Victoria, TX 77901

Dear Mrs. Priddy:

Re: Water, Sanitary Sewer and Electric availability for a development of Fish Pond Living at Cuero to be located at 1219 South Hwy. 72 West. The property is directly adjacent to the Dewitt Veterinary Clinic located at 1251 State Hwy 72 West.

Currently there is no water main or sewer main available to the site. Sewer is approximately 1725 feet away and water is 1,000 feet away. We are able to connect sanitary sewer at an existing manhole located on Bedford Drive and extend a force main approximately, 725 LF extend an 8” sanitary sewer main approximately 1,000 LF, to the edge of the property frontage on State Hwy 72. We can connect water to an existing 6” water line also located on Bedford Drive. We would extend an 8” water main, approximately 1,000 LF, to the edge of the property frontage on State Hwy 72.

The City’s Electric utility runs along State Hwy 72 to the river. The property located at 1219 State Hwy 72 West can be served off of Hwy 72 (3-Phase Line) to get electric services to the property.

Should you have any further questions, feel free to contact me at 361-275-8716 or by email at rzella@cityofcuero.com.

Sincerely,

Raymond Zella Jr.  
City Manager
APPENDIX I

COST ESTIMATE BREAKDOWN
### Appendix I

**Site Work Cost Breakdown**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Total Cost</th>
<th>Units of Measurement</th>
<th>Labor or Unit Price</th>
<th>Materials or Equipment</th>
<th>Other (Specify)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
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<tr>
<td>Development</td>
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<tr>
<td>Demolition</td>
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<tr>
<td>Right-Of-Way</td>
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<td>Surveying</td>
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<tr>
<td>Construction</td>
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<tr>
<td>Total Construction</td>
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<tr>
<td>Acquisition</td>
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<tr>
<td>Effort</td>
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<tr>
<td>Architectural</td>
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<tr>
<td>Total Activity</td>
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</tbody>
</table>

**Note:**
This form must be submitted with the Development Cost Schedule or justification of site work costs.
GENERAL NOTES:
1. THIS DRAWING IS PRELIMINARY. NOT TO BE RELIED UPON FOR PERMITTING, BIDDING OR CONSTRUCTION.
2. THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
3. FOR EXISTING UTILITIES REFER TO THE ALTA/NSPS LAND TITLE SURVEY PROVIDED BY THOMAS SURVEYORS. THE SAID DOCUMENT IS INCLUDED IN THE SITE FEASIBILITY REPORT PREPARED FOR FISH POND AT CUERO.
4. OFFSITE WATER AND SANITARY SEWER IMPROVEMENTS TO BE PROVIDED BY THE CITY OF CUERO.
5. EXISTING CONTOURS ARE BASED ON TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRS). TOPOGRAPHICAL SURVEY TO BE PERFORMED PRIOR TO CONSTRUCTION.
6. THE SUBJECT SITE IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE, MAP PANEL NUMBER 486180 0410 C, EFFECTIVE DATE JANUARY 6, 2011.
7. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF CUERO'S UNIFIED DEVELOPMENT CODE (UDC).
8. DETENTION POND(S) SHOWN ARE CONCEPTUAL. DETENTION WILL BE PROVIDED TO REDUCE POST DEVELOPMENT RUNOFF TO PRE DEVELOPMENT CONDITIONS. REFER TO THE PRELIMINARY DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
LEGEND

DRAINAGE AREA 1

DRAINAGE AREA 2

DRAINAGE AREA 3

PRE DEVELOPMENT FLOW DIRECTION

POST DEVELOPMENT FLOW DIRECTION

PROPOSED SWIM DECK

Preliminary Drainage Plan

Fish Pond At Cuero Apartments

Cuero, Texas

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