



Analysis of Potential Property Rezoning

Project Description:	HAGGARD ZONING		
	Southeast Corner of Custer Road and FM 1461 04-411Z		
Existing Zoning	"AG" - Agriculture District		
Proposed Zoning	"PD" - Planned Development District (mixed uses)		
	Existing Zoning	Proposed Zoning	Difference
SF RESIDENTIAL TAXABLE VALUE	\$0	\$87,518,000	\$87,518,000
NON-RES TAXABLE VALUE (MF Includ	\$0	\$34,659,603	\$34,659,603
TOTAL TAXABLE VALUE	\$0	\$122,177,603	\$122,177,603
ANNUAL CITY REVENUE	\$0	\$1,516,678	\$1,516,678
COST OF SERVICE (EXPANSION)	\$0	\$676,351	\$676,351
COST OF SERVICE (FULL COST)	\$0	\$986,591	\$986,591
TRAFFIC GENERATION	0.00	6,442.67	6,443
POPULATION	0.00	1,401.96	1,402

COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES

EXPANSION METHOD			
Commercial	\$0	\$709,766	\$709,766
Residential	\$0	\$130,560	\$130,560
NET COST/BENEFIT (EXPANSION)	\$0	\$840,326	\$840,326
FULL COST METHOD			
Commercial	\$0	\$656,094	\$656,094
Residential	\$0	-\$126,007	-\$126,007
NET COST/BENEFIT (FULLY LOADED COST)	\$0	\$530,087	\$530,087