



Economic Impact - Analysis of Potential Property Rezoning

Project Description:

Planning Area 17 - Custer West (10-064Z)

Existing Zoning

No Existing Zoning (McKinney's Extraterritorial Jurisdiction)

Proposed Zoning

"PD" - Planned Development District (Retail, Public School, Residential, and Open Space Uses)

	Existing Zoning	Proposed Zoning	Difference
SF RESIDENTIAL TAXABLE VALUE	\$0	\$121,760,550	\$121,760,550
NON-RES TAXABLE VALUE (MF Included)	\$0	\$54,636,546	\$54,636,546
TOTAL TAXABLE VALUE	\$0	\$176,397,096	\$176,397,096
ANNUAL CITY REVENUE	\$0	\$2,331,231	\$2,331,231
COST OF SERVICE (EXPANSION)	\$0	\$872,291	\$872,291
COST OF SERVICE (FULL COST)	\$0	\$1,272,408	\$1,272,408
TRAFFIC GENERATION	0.00	9,778.89	9,779
POPULATION	0.00	1,623.47	1,623

COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES

EXPANSION METHOD			
Commercial	\$0	\$1,118,857	\$1,118,857
Residential	\$0	\$340,082	\$340,082
NET COST/BENEFIT (EXPANSION)	\$0	\$1,458,940	\$1,458,940
FULL COST METHOD			
Commercial	\$0	\$1,034,251	\$1,034,251
Residential	\$0	\$24,573	\$24,573
NET COST/BENEFIT (FULLY LOADED COST)	\$0	\$1,058,823	\$1,058,823