

**SNAPSHOT COMPARISON OF COSTS & BENEFITS
ONE YEAR EXAMINATION AT FULL DEVELOPMENT
INSTRUCTIONS**

COVER PAGE

- 1 Enter the City's name. (Row 8)
 - 2 Enter the date of the comparison. (Row 10)
 - 3 Describe the comparison to distinguish it from others you may test. (Rows 12 and 13)
 - 4 Do not over-write cells in row 14.
 - 5 Name the two alternatives. Example: "Existing Zoning Residential" & "Proposed Zoning Retail". (Cells B16 and C16)
- The remainder of the Cover Page contains automatic output and requires no further input.

INPUT PAGE

The input page has two sections. The top section (rows 6 through 57) contains the information for the first alternative, or existing zoning, which you designated on the cover page. The bottom section (rows 63 through 115) is for the second designated alternative, or proposed zoning.

This model already contains the most recent data available to Insight Research Corporation for your tax rates, Public Service Consumer cost, zoning classifications, DUAs and FARs.

EXISTING ZONING - ALTERNATIVE 1

- 1 Enter the property tax rate, sales tax rate and the PSC you wish to use for the first alternative, or the existing zoning. These will be pre-loaded when you receive the model, but you may wish to test with different rates. (Rows 6 through 8) Cell B9 contains the average value per square foot for agricultural land.
- 2 In rows 11 through 48, enter the number of acres, the zoning classifications, the DUAs (dwelling units per acre), FARs (floor-to-area ratios) and the costs where applicable. (Note: Cell A57 on the "Input" page must match cell B14 on the "Cover Page".)
- 3 Rows 51 through 55 are reserved for "Other Uses" which include hotel rooms, golf holes, auto dealerships and day care centers. Make your entries in column "C", and enter the number of hotel rooms, golf holes, auto dealerships or day care centers you wish. Column "A" automatically calculates the number of acres needed.

PROPOSED ZONING - ALTERNATIVE 2

- 4 **You may change the tax rates and PSC if you wish using rows 63 through 65, but this must be noted when examining the output. However, changes in the PSC and tax rates prohibit this from being an "apples to apples" comparison of the land use.** Cell B66 contains the average value per square foot for agricultural land.
- 5 Enter the number of acres, the zoning classifications, the DUAs (dwelling units per acre), FARs (floor-to-area ratios) and the costs where applicable for your second alternative, or the contemplated zoning change, using rows 71 through 106. (Note: Cell A115 on the "Input" page must match cell C14 on the "Cover Page".)
- 6 Rows 109 through 113 are reserved for "Other Uses" which include hotel rooms, golf holes, auto dealerships and day care centers. Make your entries in column "C", and enter the number of hotel rooms, golf holes, auto dealerships or day care centers you wish. Column "A" automatically calculates the number of acres needed.



CITY OF MCKINNEY, TEXAS
ZONING SNAPSHOT COMPARISON OF COSTS & BENEFITS
ONE YEAR EXAMINATION AT FULL DEVELOPMENT
 2011

Description:

Existing Zoning: AG

Proposed Zoning: PD (Single Family - Woodcreek Estates)

65.24 Acre/Acres PD (Single Family), AG, and REC EXISTING ZONING	65.24 Acre/Acres PD (Single Family) and REC PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$20	\$362,881	\$362,861
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$20	\$362,881	\$362,861

COSTS

Cost of Service (Full Cost PSC)	\$0	\$545,880	\$545,880
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$20	\$362,881	\$362,861
- Annual Full Cost of Service	\$0	(\$545,880)	\$545,880
= Annual Full Cost Benefit at Build Out	\$20	(\$182,999)	(\$183,019)

VALUES

Residential Taxable Value	\$0	\$61,978,000	\$61,978,000
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$0	\$61,978,000	\$61,978,000

OTHER BENCHMARKS

Population	0	744	744
Total Public Service Consumers	0	744	744
Potential Indirect Sales Tax Revenue	\$0	\$198,330	\$198,330

	A	B	C	D	E	F	
1	PD (Single Family), AG, and REEXISTING ZONING						
2	2011						
3	INPUT 1						
4	City:	CITY OF MCKINNEY, TEXAS				<div style="border: 1px solid black; padding: 5px;"> <p>Each blue cell may be edited for the development scenario to be tested</p> <p>Unshaded cells should not be changed.</p> </div>	
5							
6	City Property Tax Rate	0.585500					
7	City Sales Tax Rate	2.0%					
8	Current Full Cost PSC	\$733.97					
9	Average Value psf of Ag Land	\$0.0012181					
10	UNZONED OR AGRICULTURAL ACRES						
11	65.24						
12							
13	SINGLE FAMILY ACRES	CITY'S DESIGNATION	DUA	PRICE			
14	0	<i>SF Estates</i>	1	\$400,000			
15	0	<i>SF Suburban</i>	3.8	\$250,000			
16	0	<i>SF Mid Density TH</i>	8.5	\$140,000			
17	0	<i>(N/A)</i>	0	\$0			
18	0	<i>(N/A)</i>	0	\$0			
19	0	<i>(N/A)</i>	0	\$0			
20	0	<i>(N/A)</i>	0	\$0			
21	0	<i>(N/A)</i>	0	\$0			
22	0	<i>(N/A)</i>	0	\$0			
23	0	<i>(N/A)</i>	0	\$0			
24							
25	MULTI-FAMILY ACRES	CITY'S DESIGNATION	DUA				
26	0	<i>MF Standard</i>	17				
27	0	<i>MF High Density</i>	24				
28	0	<i>MF Urban Ctr.</i>	40				
29	0	<i>(N/A)</i>	0				
30							
31	OFFICE ACRES	CITY'S DESIGNATION	FAR				
32	0	<i>Office Traditional</i>	0.25				
33	0	<i>Office Campus</i>	0.16				
34	0	<i>Office Low-Rise (3 - 4 Stories)</i>	0.46				
35	0	<i>Office Mid-Rise (5 - 6 Stories)</i>	0.75				
36	0	<i>Office Other</i>	0.33				
37							
38	RETAIL ACRES	CITY'S DESIGNATION	FAR				
39	0	<i>Retail Traditional</i>	0.25				
40	0	<i>Retail Other 1</i>	0.25				
41	0	<i>Retail Other 2</i>	0.33				
42	0	<i>NA</i>	0				
43							
44	INDUSTRIAL ACRES	CITY'S DESIGNATION	FAR				
45	0	<i>Industrial - Mfg</i>	0.38				
46	0	<i>Industrial - Distribution</i>	0.50				
47	0	<i>Bulk Warehouse</i>	0.38				
48	0	<i>Other Industrial</i>	0.38				
49							
50	(Automatic Calculation)	OTHER TAXABLE USES	Number				
51	0.0	Hotel Rooms - Business	0				
52	0.0	Hotel Rooms - Full Service	0				
53	0.0	Golf Holes - Mid Range (No. Holes)	0				
54	0.0	Auto Dealerships	0				
55	0.0	Day Care Centers	0				
56							
57	65	TOTAL ACRES (MUST MATCH COVER PAGE CELL B14)					

	A	B	C	D	E	F	
58	PD (Single Family) and REPROPOSED ZONING						
59	2011						
60							
61	City:	CITY OF MCKINNEY, TEXAS				Each yellow cell may be edited for the development scenario to be tested	
62							
63	City Property Tax Rate	0.585500				Unshaded cells should not be changed.	
64	City Sales Tax Rate	2.0%					
65	Current Full Cost PSC	\$733.97					
66	Average Value psf of Ag Land	\$0.0012181					
(Note: \$733.97 as of Dec. 2010.)							
67	UNZONED OR AGRICULTURAL ACRES						
68	0						
69	INPUT 2						
70	SINGLE FAMILY ACRES	CITY'S DESIGNATION		DUA	PRICE		
71	0	SF Estates		1	\$400,000		
72	65.24	SF Suburban		3.8	\$250,000		
73	0	SF Mid Density TH		8.5	\$140,000		
74	0	(N/A)		0	\$0		
75	0	(N/A)		0	\$0		
76	0	(N/A)		0	\$0		
77	0	(N/A)		0	\$0		
78	0	(N/A)		0	\$0		
79	0	(N/A)		0	\$0		
80	0	(N/A)		0	\$0		
81							
82	MULTI-FAMILY ACRES	CITY'S DESIGNATION		DUA			
83	0	MF Standard		17			
84	0	MF High Density		24			
85	0	MF Urban Ctr.		40			
86	0	(N/A)		0			
87							
88	OFFICE ACRES	CITY'S DESIGNATION		FAR			
89	0	Office Traditional		0.25			
90	0	Office Campus		0.16			
91	0	Office Low-Rise (3 - 4 Stories)		0.46			
92	0	Office Mid-Rise (5 - 6 Stories)		0.75			
93	0	Office Other		0.33			
94							
95	RETAIL ACRES	CITY'S DESIGNATION		FAR			
96	0	Retail Traditional		0.25			
97	0	Retail Other 1		0.25			
98	0	Retail Other 2		0.33			
99	0	NA		0			
100							
101							
102	INDUSTRIAL ACRES	CITY'S DESIGNATION		FAR			
103	0	Industrial - Mfg		0.38			
104	0	Industrial - Distribution		0.50			
105	0	Bulk Warehouse		0.38			
106	0	Other Industrial		0.38			
107							
108	(Automatic Calculation)	OTHER TAXABLE USES		Number			
109	0	Hotel Rooms - Business		0			
110	0	Hotel Rooms - Full Service		0			
111	0	Golf Holes - Mid Range (No. Courses)		0			
112	0	Auto Dealerships		0			
113	0	Day Care Centers		0			
114							
115	65	TOTAL ACRES (MUST MATCH COVER PAGE CELL C14)					

**CITY OF MCKINNEY, TX
COMPARISON OF ANNUAL COST & BENEFIT AT FULL BUILD OUT**

