

**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/Retail - Woodcreek Estates)

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

**REVENUES**

	-	+	=
Annual Property Taxes	\$20	\$375,175	\$375,155
Annual Retail Sales Taxes	\$0	\$72,300	\$72,300
Annual City Revenue	\$20	\$447,475	\$447,455

**COSTS**

Cost of Service (Full Cost PSC)	\$0	\$539,895	\$539,895
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$20	\$447,475	\$447,455
- Annual Full Cost of Service	\$0	(\$539,895)	\$539,895
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$20</b>	<b>(\$92,420)</b>	<b>(\$92,441)</b>

**VALUES**

Residential Taxable Value	\$0	\$58,539,000	\$58,539,000
Non Residential Taxable Value	\$0	\$5,538,763	\$5,538,763
Total Taxable Value	\$0	\$64,077,763	\$64,077,763

**OTHER BENCHMARKS**

Population	0	702	702
Total Public Service Consumers	0	736	736
Potential Indirect Sales Tax Revenue	\$0	\$187,325	\$187,325

	A	B	C	D	E	F	
1	<b>AGEXISTING ZONING</b>						
2	<b>2011</b>						
3	<b>INPUT 1</b>						
4	City:	CITY OF MCKINNEY, TEXAS				<div style="border: 1px solid black; padding: 5px;"> <p><b>Each blue cell may be edited for the development scenario to be tested</b></p> <p><b>Unshaded cells should not be changed.</b></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	<b>UNZONED OR AGRICULTURAL ACRES</b>						
11	65.24						
12							
13	<b>SINGLE FAMILY ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>DUA</b>	<b>PRICE</b>			
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	<b>MULTI-FAMILY ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>DUA</b>				
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	<b>OFFICE ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>FAR</b>				
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	<b>RETAIL ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>FAR</b>				
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	<b>INDUSTRIAL ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>FAR</b>				
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	<b>(Automatic Calculation)</b>	<b>OTHER TAXABLE USES</b>	<b>Number</b>				
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	<b>TOTAL ACRES (MUST MATCH COVER PAGE CELL B14)</b>					

	A	B	C	D	E	F		
58	<b>PD (Single Family/Retail) PROPOSED ZONING</b>							
59	<b>2011</b>							
60								
61	City:		CITY OF MCKINNEY, TEXAS			<table border="1"> <tr> <td>Each yellow cell may be edited for the development scenario to be tested</td> </tr> <tr> <td>Unshaded cells should not be changed.</td> </tr> </table>	Each yellow cell may be edited for the development scenario to be tested	Unshaded cells should not be changed.
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62								
63	City Property Tax Rate		0.585500					
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	<b>UNZONED OR AGRICULTURAL ACRES</b>							
68	0							
69	<b>INPUT 2</b>							
70	<b>SINGLE FAMILY ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>DUA</b>	<b>PRICE</b>				
71	0	SF Estates	1	\$400,000				
72	61.62	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	<b>MULTI-FAMILY ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>DUA</b>					
83	0	MF Standard	17					
84	0	MF High Density	24					
85	0	MF Urban Ctr.	40					
86	0	(N/A)	0					
87								
88	<b>OFFICE ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>FAR</b>					
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	<b>RETAIL ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>FAR</b>					
96	3.62	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	<b>INDUSTRIAL ACRES</b>	<b>CITY'S DESIGNATION</b>	<b>FAR</b>					
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	<b>(Automatic Calculation)</b>	<b>OTHER TAXABLE USES</b>	<b>Number</b>					
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	<b>TOTAL ACRES (MUST MATCH COVER PAGE CELL C14)</b>						

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

