



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

Description:

Existing Zoning - Office Uses

Proposed Zoning - Single Family Attached Residential Uses

11.25 Acre/Acres	11.25 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$121,465	\$78,384	(\$43,081)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$121,465	\$78,384	(\$43,081)

COSTS

Cost of Service (Full Cost PSC)	\$125,889	\$210,558	\$84,669
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$121,465	\$78,384	(\$43,081)
- Annual Full Cost of Service	(\$125,889)	(\$210,558)	\$84,669
= Annual Full Cost Benefit at Build Out	(\$4,424)	(\$132,174)	(\$127,750)

VALUES

Residential Taxable Value	\$0	\$13,387,500	\$13,387,500
Non Residential Taxable Value	\$20,745,450	\$0	(\$20,745,450)
Total Taxable Value	\$20,745,450	\$13,387,500	(\$7,357,950)

OTHER BENCHMARKS

Population	0	287	287
Total Public Service Consumers	172	287	115
Potential Indirect Sales Tax Revenue	\$0	\$42,840	\$42,840