



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

Description:

Existing Zoning - Neighborhood Office Uses

Proposed Zoning - Single Family Attached Residential Uses

12.72 Acre/Acres	12.72 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$137,336	\$88,626	(\$48,710)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$137,336	\$88,626	(\$48,710)

COSTS

Cost of Service (Full Cost PSC)	\$142,338	\$238,070	\$95,732
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$137,336	\$88,626	(\$48,710)
- Annual Full Cost of Service	(\$142,338)	(\$238,070)	\$95,732
= Annual Full Cost Benefit at Build Out	(\$5,002)	(\$149,444)	(\$144,442)

VALUES

Residential Taxable Value	\$0	\$15,136,800	\$15,136,800
Non Residential Taxable Value	\$23,456,189	\$0	(\$23,456,189)
Total Taxable Value	\$23,456,189	\$15,136,800	(\$8,319,389)

OTHER BENCHMARKS

Population	0	324	324
Total Public Service Consumers	194	324	130
Potential Indirect Sales Tax Revenue	\$0	\$48,438	\$48,438