



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

Description:

Existing Zoning - Unzoned

Proposed Zoning - "PD" - Planned Development District (Single Family / Commercial / Office)

116.72 Acre/Acres	116.72 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$36	\$702,385	\$702,349
Annual Retail Sales Taxes	\$0	\$191,334	\$191,334
Annual City Revenue	\$36	\$893,720	\$893,683

COSTS

Cost of Service (Full Cost PSC)	\$0	\$971,911	\$971,911
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$36	\$893,720	\$893,683
- Annual Full Cost of Service	\$0	(\$971,911)	\$971,911
= Annual Full Cost Benefit at Build Out	\$36	(\$78,191)	(\$78,227)

VALUES

Residential Taxable Value	\$0	\$98,040,000	\$98,040,000
Non Residential Taxable Value	\$0	\$21,923,349	\$21,923,349
Total Taxable Value	\$0	\$119,963,349	\$119,963,349

OTHER BENCHMARKS

Population	0	1,176	1,176
Total Public Service Consumers	0	1,324	1,324
Potential Indirect Sales Tax Revenue	\$0	\$313,728	\$313,728