



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

Description:

Existing Zoning - Office with supporting Commercial Uses

Proposed Zoning - Single Family Detached and Multi-Family Residential Uses

	54.58 Acre/Acres	54.58 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$589,292	\$308,892	(\$280,401)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$589,292	\$308,892	(\$280,401)

COSTS

Cost of Service (Full Cost PSC)	\$610,756	\$726,030	\$115,274

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$589,292	\$308,892	(\$280,401)
- Annual Full Cost of Service	(\$610,756)	(\$726,030)	\$115,274
= Annual Full Cost Benefit at Build Out	(\$21,464)	(\$417,138)	(\$395,675)

VALUES

Residential Taxable Value	\$0	\$52,756,920	\$52,756,920
Non Residential Taxable Value	\$100,647,703	\$0	(\$100,647,703)
Total Taxable Value	\$100,647,703	\$52,756,920	(\$47,890,783)

OTHER BENCHMARKS

Population	0	987	987
Total Public Service Consumers	832	989	157
Potential Indirect Sales Tax Revenue	\$0	\$170,179	\$170,179