



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

Description:

Existing Zoning - Mixed-Use, Townhome and High Density Residential, and Agricultural Uses

Proposed Zoning - Single Family Detached and Attached Residential Uses

43.92 Acre/Acres	43.92 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$361,832	\$244,294	(\$117,538)
Annual Retail Sales Taxes	\$370,086	\$0	(\$370,086)
Annual City Revenue	\$731,918	\$244,294	(\$487,624)

COSTS

Cost of Service (Full Cost PSC)	\$910,192	\$367,490	(\$542,702)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$731,918	\$244,294	(\$487,624)
- Annual Full Cost of Service	(\$910,192)	(\$367,490)	(\$542,702)
= Annual Full Cost Benefit at Build Out	(\$178,274)	(\$123,196)	\$55,078

VALUES

Residential Taxable Value	\$33,447,049	\$41,724,000	\$8,276,951
Non Residential Taxable Value	\$28,351,734	\$0	(\$28,351,734)
Total Taxable Value	\$61,798,783	\$41,724,000	(\$20,074,783)

OTHER BENCHMARKS

Population	1,067	501	(566)
Total Public Service Consumers	1,240	501	(739)
Potential Indirect Sales Tax Revenue	\$113,772	\$133,517	\$19,745