



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

Description:

Existing Zoning - "PD" - Planned Development District (multi-family)

Proposed Zoning - "PD" - Planned Development District (single-family attached)

0.8 Acre/Acres	0.8 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$4,673	\$5,574	\$901
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$4,673	\$5,574	\$901

COSTS

Cost of Service (Full Cost PSC)	\$18,035	\$14,973	(\$3,062)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$4,673	\$5,574	\$901
- Annual Full Cost of Service	(\$18,035)	(\$14,973)	(\$3,062)
= Annual Full Cost Benefit at Build Out	(\$13,362)	(\$9,399)	\$3,963

VALUES

Residential Taxable Value	\$798,144	\$952,000	\$153,856
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$798,144	\$952,000	\$153,856

OTHER BENCHMARKS

Population	24	20	(4)
Total Public Service Consumers	25	20	(4)
Potential Indirect Sales Tax Revenue	\$2,611	\$3,046	\$435