



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

Description:

Existing Zoning: PD (RG 27)

Proposed Zoning: RS 45

	31.6 Acre/Acres	31.6 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
	-	+	=

REVENUES

	\$220,171	\$175,767	(\$44,404)
Annual Property Taxes	\$0	\$0	\$0
Annual Retail Sales Taxes	\$220,171	\$175,767	(\$44,404)
Annual City Revenue			

COSTS

Cost of Service (Full Cost PSC)	\$591,433	\$264,405	(\$327,028)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$220,171	\$175,767	(\$44,404)
- Annual Full Cost of Service	(\$591,433)	(\$264,405)	(\$327,028)
= Annual Full Cost Benefit at Build Out	(\$371,261)	(\$88,638)	\$282,623

VALUES

Residential Taxable Value	\$37,604,000	\$30,020,000	(\$7,584,000)
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$37,604,000	\$30,020,000	(\$7,584,000)

OTHER BENCHMARKS

Population	806	360	(446)
Total Public Service Consumers	806	360	(446)
Potential Indirect Sales Tax Revenue	\$120,333	\$96,064	(\$24,269)