



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

Description:

Existing Zoning - Light Manufacturing

Proposed Zoning - Single Family Residential Attached

11.831 Acre/Acres	11.831 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$93,769	\$82,432	(\$11,338)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$93,769	\$82,432	(\$11,338)

COSTS

Cost of Service (Full Cost PSC)	\$24,148	\$221,432	\$197,284
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$93,769	\$82,432	(\$11,338)
- Annual Full Cost of Service	(\$24,148)	(\$221,432)	\$197,284
= Annual Full Cost Benefit at Build Out	\$69,621	(\$139,000)	(\$208,621)

VALUES

Residential Taxable Value	\$0	\$14,078,890	\$14,078,890
Non Residential Taxable Value	\$16,015,276	\$0	(\$16,015,276)
Total Taxable Value	\$16,015,276	\$14,078,890	(\$1,936,386)

OTHER BENCHMARKS

Population	0	302	302
Total Public Service Consumers	33	302	269
Potential Indirect Sales Tax Revenue	\$0	\$45,052	\$45,052