



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

Description:

Existing Zoning - Multiple Family Residential and Commercial Uses

Proposed Zoning - Office and Commercial Uses

15.25 Acre/Acres	15.25 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	=
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$113,207	\$139,851	\$26,644
Annual Retail Sales Taxes	\$154,585	\$269,426	\$114,840
Annual City Revenue	\$267,792	\$409,277	\$141,485

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$221,267	\$110,267	(\$111,000)

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$267,792	\$409,277	\$141,485
- Annual Full Cost of Service	(\$221,267)	(\$110,267)	(\$111,000)
= Annual Full Cost Benefit at Build Out	\$46,525	\$299,010	\$252,485

VALUES

	-	+	=
Residential Taxable Value	\$7,492,577	\$0	(\$7,492,577)
Non Residential Taxable Value	\$11,842,548	\$23,885,817	\$12,043,269
Total Taxable Value	\$19,335,125	\$23,885,817	\$4,550,692

OTHER BENCHMARKS

	-	+	=
Population	230	0	(230)
Total Public Service Consumers	301	150	(151)
Potential Indirect Sales Tax Revenue	\$24,513	\$0	(\$24,513)