



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

Description:

Existing Zoning - Commercial and Single Family Attached Residential Uses

Proposed Zoning - Single Family Detached Residential Uses

12.8 Acre/Acres	12.8 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$92,070	\$71,197	(\$20,873)
Annual Retail Sales Taxes	\$28,960	\$0	(\$28,960)
Annual City Revenue	\$121,030	\$71,197	(\$49,833)

COSTS

Cost of Service (Full Cost PSC)	\$222,165	\$107,101	(\$115,064)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$121,030	\$71,197	(\$49,833)
- Annual Full Cost of Service	(\$222,165)	(\$107,101)	(\$115,064)
= Annual Full Cost Benefit at Build Out	(\$101,135)	(\$35,904)	\$65,230

VALUES

Residential Taxable Value	\$13,506,500	\$12,160,000	(\$1,346,500)
Non Residential Taxable Value	\$2,218,565	\$0	(\$2,218,565)
Total Taxable Value	\$15,725,065	\$12,160,000	(\$3,565,065)

OTHER BENCHMARKS

Population	289	146	(144)
Total Public Service Consumers	303	146	(157)
Potential Indirect Sales Tax Revenue	\$43,221	\$38,912	(\$4,309)