



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

Description:

Existing Zoning - Multi-Family Residential Uses

Proposed Zoning - Single Family Detached Residential Uses

30.35 Acre/Acres	30.35 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$177,287	\$168,814	(\$8,473)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$177,287	\$168,814	(\$8,473)

COSTS

Cost of Service (Full Cost PSC)	\$684,190	\$253,946	(\$430,244)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$177,287	\$168,814	(\$8,473)
- Annual Full Cost of Service	(\$684,190)	(\$253,946)	(\$430,244)
= Annual Full Cost Benefit at Build Out	(\$506,903)	(\$85,132)	\$421,771

VALUES

Residential Taxable Value	\$30,279,588	\$28,832,500	(\$1,447,088)
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$30,279,588	\$28,832,500	(\$1,447,088)

OTHER BENCHMARKS

Population	929	346	(583)
Total Public Service Consumers	932	346	(586)
Potential Indirect Sales Tax Revenue	\$99,062	\$92,264	(\$6,798)