



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

Description:

Existing Zoning - Agricultural, Office and Commercial Uses

Proposed Zoning - Single Family Detached, Single Family Attached, and Commercial Uses

59.82 Acre/Acres	59.82 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$612,933	\$400,711	(\$212,222)
Annual Retail Sales Taxes	\$324,949	\$234,075	(\$90,874)
Annual City Revenue	\$937,882	\$634,786	(\$303,096)

COSTS

Cost of Service (Full Cost PSC)	\$593,434	\$688,651	\$95,217

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$937,882	\$634,786	(\$303,096)
- Annual Full Cost of Service	(\$593,434)	(\$688,651)	\$95,217
= Annual Full Cost Benefit at Build Out	\$344,448	(\$53,865)	(\$398,313)

VALUES

Residential Taxable Value	\$0	\$50,507,000	\$50,507,000
Non Residential Taxable Value	\$104,685,443	\$17,932,127	(\$86,753,316)
Total Taxable Value	\$104,685,443	\$68,439,127	(\$36,246,316)

OTHER BENCHMARKS

Population	0	831	831
Total Public Service Consumers	809	938	130
Potential Indirect Sales Tax Revenue	\$0	\$161,622	\$161,622