

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

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Des	cri	ntı	on:
DES	CI I	иu	vii.

EXISTING ZONING	Description:						
State Stat	Existing Zoning - Unzoned (ETJ)						
Acre/Acres Acre/Acres BETWEEN PROPOSED AN EXISTING ZONING ZON							
EXISTING ZONING PROPOSED EXISTING ZONING ZONING EXISTING ZONING ZONING EXISTING ZONING ZONING EXISTING ZONING							
REVENUES S118 \$2,174,496 \$2,174,376 \$2,174,496 \$2,174,496 \$2,174,376 \$2,174,496 \$2,174,496 \$2,174,376 \$2,174,496 \$2,174,376 \$2,174,496 \$2,174,496 \$2,174,376 \$2,174,496 \$2,174,496 \$2,174,376 \$2,174,496 \$2,174,496 \$2,174,496 \$2,174,496 \$2,174,376 \$2,174,496				BETWEEN PROPOSED AND EXISTING			
Annual Property Taxes \$118 \$2,174,496 \$2,174,376 Annual Retail Sales Taxes \$0 \$0 \$0 \$0 Annual City Revenue \$118 \$2,174,496 \$2,174,376 COSTS Cost of Service (Full Cost PSC) \$0 \$3,350,022 \$3,350,022 COST/BENEFIT COMPARISON + Annual City Revenue \$118 \$2,174,496 \$2,174,376 - Annual Full Cost of Service \$0 \$3,350,022 \$3,350,022 = Annual Full Cost Benefit at Build Out \$118 \$(\$1,175,526) \$(\$1,175,646) VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340		-	+	=			
Annual Retail Sales Taxes \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0							
Annual City Revenue \$118 \$2,174,496 \$2,174,376 COSTS Cost of Service (Full Cost PSC) \$0 \$3,350,022 \$3,350,022 COST/BENEFIT COMPARISON + Annual City Revenue \$118 \$2,174,496 \$2,174,376 - Annual Full Cost of Service \$0 (\$3,350,022) \$3,350,022 = Annual Full Cost Benefit at Build Out \$118 (\$1,175,526) (\$1,175,644 VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340				\$2,174,378			
COSTS Cost of Service (Full Cost PSC) \$0 \$3,350,022 \$3,350,022 \$0 \$3,350,022 \$0 \$3,350,022 COST/BENEFIT COMPARISON + Annual City Revenue - Annual Full Cost of Service - Annual Full Cost of Service - Annual Full Cost Benefit at Build Out \$118 \$2,174,496 \$2,174,376 \$3,350,022 \$3,350,022 \$3,350,0		· ·	T -	\$0			
Cost of Service (Full Cost PSC) \$0 \$3,350,022 \$3,350,022 COST/BENEFIT COMPARISON + Annual City Revenue \$118 \$2,174,496 \$2,174,378 - Annual Full Cost of Service \$0 (\$3,350,022) \$3,350,022 = Annual Full Cost Benefit at Build Out \$118 (\$1,175,526) (\$1,175,64 VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340	Annual City Revenue	\$118	\$2,174,496	\$2,174,378			
COST/BENEFIT COMPARISON + Annual City Revenue \$118 \$2,174,496 \$2,174,376 - Annual Full Cost of Service \$0 (\$3,350,022) \$3,350,022 = Annual Full Cost Benefit at Build Out \$118 (\$1,175,526) (\$1,175,644 VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340							
+ Annual City Revenue \$118 \$2,174,496 \$2,174,376 - Annual Full Cost of Service \$0 (\$3,350,022) \$3,350,022 = Annual Full Cost Benefit at Build Out \$118 (\$1,175,526) (\$1,175,644) VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340	Cost of Service (Full Cost PSC)	\$0	\$3,350,022	\$3,350,022			
- Annual Full Cost of Service \$0 (\$3,350,022) \$3,350,022 = Annual Full Cost Benefit at Build Out \$118 (\$1,175,526) (\$1,175,644) VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340		6440	PO 474 400	60.474.070			
= Annual Full Cost Benefit at Build Out \$118 (\$1,175,526) (\$1,175,644) VALUES Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340			. , ,				
VALUES \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340		-	· · · · · · · · · · · · · · · · · · ·				
Residential Taxable Value \$0 \$355,717,000 \$355,717,000 Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340	= Alinual Full Cost Benefit at Build Out	ф110	(\$1,175,526)	(\$1,175,644)			
Non Residential Taxable Value \$0 \$15,674,340 \$15,674,340 Total Taxable Value \$0 \$371,391,340 \$371,391,340							
Total Taxable Value \$0 \$371,391,340 \$371,391,340	Residential Taxable Value	·		\$355,717,000			
, vi				\$15,674,340			
OTHER BENCHMARKS	Total Taxable Value	\$0	\$371,391,340	\$371,391,340			
	OTHER BENCHMARKS						
Population 0 4,435 4,435	Population	0	4,435	4,435			
Total Public Service Consumers 0 4,564 4,564	Total Public Service Consumers	0	4,564	4,564			
Potential Indirect Sales Tax Revenue \$0 \$1,138,294 \$1,138,294	Potential Indirect Sales Tax Revenue	\$0	\$1,138,294	\$1,138,294			