



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

Description:

Existing Zoning

Proposed Zoning

45.82 Acre/Acres	45.821 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$507,235	\$580,987	\$73,753
Annual Retail Sales Taxes	\$627,928	\$553,192	(\$74,736)
Annual City Revenue	\$1,135,162	\$1,134,179	(\$984)

COSTS

Cost of Service (Full Cost PSC)	\$500,839	\$559,115	\$58,276
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$1,135,162	\$1,134,179	(\$984)
- Annual Full Cost of Service	(\$500,839)	(\$559,115)	\$58,276
= Annual Full Cost Benefit at Build Out	\$634,324	\$575,064	(\$59,260)

VALUES

Residential Taxable Value	\$4,022,200	\$0	(\$4,022,200)
Non Residential Taxable Value	\$82,610,524	\$99,229,240	\$16,618,716
Total Taxable Value	\$86,632,724	\$99,229,240	\$12,596,516

OTHER BENCHMARKS

Population	86	0	(86)
Total Public Service Consumers	682	762	79
Potential Indirect Sales Tax Revenue	\$12,871	\$0	(\$12,871)