



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

Description:

Existing Zoning - "AG" - Agricultural District

Proposed Zoning - Commercial Uses and Residential Uses

	101.7 Acre/Acres	101.7 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$32	\$895,781	\$895,749
Annual Retail Sales Taxes	\$0	\$228,083	\$228,083
Annual City Revenue	\$32	\$1,123,864	\$1,123,833

COSTS

Cost of Service (Full Cost PSC)	\$0	\$2,084,994	\$2,084,994
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$32	\$1,123,864	\$1,123,833
- Annual Full Cost of Service	\$0	(\$2,084,994)	\$2,084,994
= Annual Full Cost Benefit at Build Out	\$32	(\$961,130)	(\$961,162)

VALUES

Residential Taxable Value	\$0	\$135,521,079	\$135,521,079
Non Residential Taxable Value	\$0	\$17,473,114	\$17,473,114
Total Taxable Value	\$0	\$152,994,193	\$152,994,193

OTHER BENCHMARKS

Population	0	2,730	2,730
Total Public Service Consumers	0	2,841	2,841
Potential Indirect Sales Tax Revenue	\$0	\$460,428	\$460,428