



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

Description:

Existing Zoning - Multi-Residential Uses

Proposed Zoning - Commercial Uses

| 37.81 Acre/Acres | 37.81 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|---------------------|---------------------|---|
| EXISTING ZONING | PROPOSED ZONING | |
| - | + | = |

REVENUES

| | | | |
|---------------------------|-----------|-------------|-----------|
| Annual Property Taxes | \$220,864 | \$338,718 | \$117,854 |
| Annual Retail Sales Taxes | \$0 | \$755,151 | \$755,151 |
| Annual City Revenue | \$220,864 | \$1,093,869 | \$873,005 |

COSTS

| | | | |
|---------------------------------|-----------|-----------|-------------|
| Cost of Service (Full Cost PSC) | \$852,363 | \$253,859 | (\$598,504) |
|---------------------------------|-----------|-----------|-------------|

COST/BENEFIT COMPARISON

| | | | |
|--|--------------------|-------------|-------------|
| + Annual City Revenue | \$220,864 | \$1,093,869 | \$873,005 |
| - Annual Full Cost of Service | (\$852,363) | (\$253,859) | (\$598,504) |
| = Annual Full Cost Benefit at Build Out | (\$631,499) | \$840,010 | \$1,471,509 |

VALUES

| | | | |
|-------------------------------|--------------|--------------|----------------|
| Residential Taxable Value | \$37,722,281 | \$0 | (\$37,722,281) |
| Non Residential Taxable Value | \$0 | \$57,851,001 | \$57,851,001 |
| Total Taxable Value | \$37,722,281 | \$57,851,001 | \$20,128,721 |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|-----------|-----|-------------|
| Population | 1,157 | 0 | (1,157) |
| Total Public Service Consumers | 1,161 | 346 | (815) |
| Potential Indirect Sales Tax Revenue | \$123,412 | \$0 | (\$123,412) |