



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

Description:

Existing Zoning - Commercial and Mixed Uses

Proposed Zoning - Commercial, Office, Single Family Detached Residential and Mixed Uses

| 59.72 Acre/Acres | 59.72 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|---------------------|---------------------|---|
| EXISTING ZONING | PROPOSED ZONING | |
| - | + | = |

REVENUES

| Annual Property Taxes | \$533,628 | \$589,815 | \$56,187 |
|---------------------------|-------------|-----------|-------------|
| Annual Retail Sales Taxes | \$487,723 | \$269,961 | (\$217,762) |
| Annual City Revenue | \$1,021,351 | \$859,776 | (\$161,575) |

COSTS

| | | | |
|---------------------------------|-------------|-----------|-------------|
| Cost of Service (Full Cost PSC) | \$1,475,820 | \$995,372 | (\$480,448) |
|---------------------------------|-------------|-----------|-------------|

COST/BENEFIT COMPARISON

| | | | |
|--|--------------------|--------------------|------------------|
| + Annual City Revenue | \$1,021,351 | \$859,776 | (\$161,575) |
| - Annual Full Cost of Service | (\$1,475,820) | (\$995,372) | (\$480,448) |
| = Annual Full Cost Benefit at Build Out | (\$454,469) | (\$135,596) | \$318,873 |

VALUES

| | | | |
|-------------------------------|--------------|---------------|----------------|
| Residential Taxable Value | \$55,839,910 | \$40,355,128 | (\$15,484,781) |
| Non Residential Taxable Value | \$35,300,697 | \$60,381,861 | \$25,081,164 |
| Total Taxable Value | \$91,140,607 | \$100,736,990 | \$9,596,383 |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|-----------|-----------|------------|
| Population | 1,781 | 865 | (916) |
| Total Public Service Consumers | 2,011 | 1,356 | (655) |
| Potential Indirect Sales Tax Revenue | \$189,942 | \$132,994 | (\$56,948) |