



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

Description:

Existing Zoning - Office and Senior Multi-Family Residential Uses

Proposed Zoning - Senior Multi-Family Residential Uses

7.29 Acre/Acres	7.29 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	=
-	+	=

REVENUES

Annual Property Taxes	\$52,693	\$42,584	(\$10,109)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$52,693	\$42,584	(\$10,109)

COSTS

Cost of Service (Full Cost PSC)	\$141,180	\$164,341	\$23,161
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$52,693	\$42,584	(\$10,109)
- Annual Full Cost of Service	(\$141,180)	(\$164,341)	\$23,161
= Annual Full Cost Benefit at Build Out	(\$88,487)	(\$121,757)	(\$33,270)

VALUES

Residential Taxable Value	\$5,237,820	\$7,273,087	\$2,035,267
Non Residential Taxable Value	\$3,761,842	\$0	(\$3,761,842)
Total Taxable Value	\$8,999,662	\$7,273,087	(\$1,726,574)

OTHER BENCHMARKS

Population	161	223	62
Total Public Service Consumers	192	224	32
Potential Indirect Sales Tax Revenue	\$17,136	\$23,795	\$6,659