



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

Description:

Existing Zoning - Agricultural Uses

Proposed Zoning - Mixed (Commercial, Retail, Office, Residential and Open Space) Uses

112.74 Acre/Acres	112.74 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$35	\$1,205,343	\$1,205,308
Annual Retail Sales Taxes	\$0	\$704,757	\$704,757
Annual City Revenue	\$35	\$1,910,100	\$1,910,065

COSTS

Cost of Service (Full Cost PSC)	\$0	\$1,581,146	\$1,581,146
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$35	\$1,910,100	\$1,910,065
- Annual Full Cost of Service	\$0	(\$1,581,146)	\$1,581,146
= Annual Full Cost Benefit at Build Out	\$35	\$328,954	\$328,919

VALUES

Residential Taxable Value	\$0	\$27,138,474	\$27,138,474
Non Residential Taxable Value	\$0	\$178,724,696	\$178,724,696
Total Taxable Value	\$0	\$205,863,169	\$205,863,169

OTHER BENCHMARKS

Population	0	685	685
Total Public Service Consumers	0	2,154	2,154
Potential Indirect Sales Tax Revenue	\$0	\$97,485	\$97,485