



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

Description:

Existing Zoning - Multi-Family Residential Uses

Proposed Zoning - Single Family Attached (Townhome) Residential Uses

	30.35 Acre/Acres	30.35 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING		
-	+		=

REVENUES

Annual Property Taxes	\$177,287	\$211,462	\$34,175
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$177,287	\$211,462	\$34,175

COSTS

Cost of Service (Full Cost PSC)	\$684,190	\$568,038	(\$116,152)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$177,287	\$211,462	\$34,175
- Annual Full Cost of Service	(\$684,190)	(\$568,038)	(\$116,152)
= Annual Full Cost Benefit at Build Out	(\$506,903)	(\$356,575)	\$150,327

VALUES

Residential Taxable Value	\$30,279,588	\$36,116,500	\$5,836,912
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$30,279,588	\$36,116,500	\$5,836,912

OTHER BENCHMARKS

Population	929	774	(155)
Total Public Service Consumers	932	774	(158)
Potential Indirect Sales Tax Revenue	\$99,062	\$115,573	\$16,510