



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

Description:

Existing Zoning - Office Uses

Proposed Zoning - Single Family Attached and Multi-Family Residential Uses

	54.58 Acre/Acres	54.58 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$589,292	\$369,023	(\$220,269)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$589,292	\$369,023	(\$220,269)

COSTS

Cost of Service (Full Cost PSC)	\$610,756	\$1,059,803	\$449,047
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$589,292	\$369,023	(\$220,269)
- Annual Full Cost of Service	(\$610,756)	(\$1,059,803)	\$449,047
= Annual Full Cost Benefit at Build Out	(\$21,464)	(\$690,780)	(\$669,316)

VALUES

Residential Taxable Value	\$0	\$63,027,000	\$63,027,000
Non Residential Taxable Value	\$100,647,703	\$0	(\$100,647,703)
Total Taxable Value	\$100,647,703	\$63,027,000	(\$37,620,703)

OTHER BENCHMARKS

Population	0	1,443	1,443
Total Public Service Consumers	832	1,444	612
Potential Indirect Sales Tax Revenue	\$0	\$202,401	\$202,401