



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

Description:

Existing Zoning - Retail Uses

Proposed Zoning - Single Family Detached Residential Uses

16.25 Acre/Acres	16.25 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	=
-	+	=

REVENUES

Annual Property Taxes	\$145,574	\$90,387	(\$55,188)
Annual Retail Sales Taxes	\$324,549	\$0	(\$324,549)
Annual City Revenue	\$470,123	\$90,387	(\$379,737)

COSTS

Cost of Service (Full Cost PSC)	\$109,104	\$135,968	\$26,864
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$470,123	\$90,387	(\$379,737)
- Annual Full Cost of Service	(\$109,104)	(\$135,968)	\$26,864
= Annual Full Cost Benefit at Build Out	\$361,020	(\$45,581)	(\$406,601)

VALUES

Residential Taxable Value	\$0	\$15,437,500	\$15,437,500
Non Residential Taxable Value	\$24,863,231	\$0	(\$24,863,231)
Total Taxable Value	\$24,863,231	\$15,437,500	(\$9,425,731)

OTHER BENCHMARKS

Population	0	185	185
Total Public Service Consumers	149	185	37
Potential Indirect Sales Tax Revenue	\$0	\$49,400	\$49,400