



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

Description:

Existing Zoning - Agricultural, Office and Commercial Uses

Proposed Zoning - Single Family Detached Residential and Commercial Uses

59.82 Acre/Acres	59.82 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$612,933	\$348,220	(\$264,713)
Annual Retail Sales Taxes	\$324,949	\$91,074	(\$233,875)
Annual City Revenue	\$937,882	\$439,294	(\$498,588)

COSTS

Cost of Service (Full Cost PSC)	\$593,434	\$492,991	(\$100,443)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$937,882	\$439,294	(\$498,588)
- Annual Full Cost of Service	(\$593,434)	(\$492,991)	(\$100,443)
= Annual Full Cost Benefit at Build Out	\$344,448	(\$53,697)	(\$398,145)

VALUES

Residential Taxable Value	\$0	\$52,497,000	\$52,497,000
Non Residential Taxable Value	\$104,685,443	\$6,977,005	(\$97,708,438)
Total Taxable Value	\$104,685,443	\$59,474,005	(\$45,211,438)

OTHER BENCHMARKS

Population	0	630	630
Total Public Service Consumers	809	672	(137)
Potential Indirect Sales Tax Revenue	\$0	\$167,990	\$167,990