



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	\$376,239	(\$236,695)
Annual Retail Sales Taxes	\$324,949	\$255,845	(\$69,104)
Annual City Revenue	\$937,882	\$632,083	(\$305,799)

COSTS

Cost of Service (Full Cost PSC)	\$593,434	\$479,352	(\$114,082)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$937,882	\$632,083	(\$305,799)
- Annual Full Cost of Service	(\$593,434)	(\$479,352)	(\$114,082)
= Annual Full Cost Benefit at Build Out	\$344,448	\$152,731	(\$191,717)

VALUES

Residential Taxable Value	\$0	\$44,659,500	\$44,659,500
Non Residential Taxable Value	\$104,685,443	\$19,599,876	(\$85,085,567)
Total Taxable Value	\$104,685,443	\$64,259,376	(\$40,426,067)

OTHER BENCHMARKS

Population	0	536	536
Total Public Service Consumers	809	653	(155)
Potential Indirect Sales Tax Revenue	\$0	\$142,910	\$142,910