



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 Residential Uses

17.65 Acre/Acres	17.65 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$190,564	\$98,174	(\$92,391)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$190,564	\$98,174	(\$92,391)

COSTS

Cost of Service (Full Cost PSC)	\$197,505	\$147,682	(\$49,823)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$190,564	\$98,174	(\$92,391)
- Annual Full Cost of Service	(\$197,505)	(\$147,682)	(\$49,823)
= Annual Full Cost Benefit at Build Out	(\$6,941)	(\$49,508)	(\$42,567)

VALUES

Residential Taxable Value	\$0	\$16,767,500	\$16,767,500
Non Residential Taxable Value	\$32,547,306	\$0	(\$32,547,306)
Total Taxable Value	\$32,547,306	\$16,767,500	(\$15,779,806)

OTHER BENCHMARKS

Population	0	201	201
Total Public Service Consumers	269	201	(68)
Potential Indirect Sales Tax Revenue	\$0	\$53,656	\$53,656