



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

Description:

Existing Zoning: PD (Single Family), AG, and REC

Proposed Zoning: PD (Single Family) and REC

128.95 Acre/Acres PD (Single Family), AG, and REC EXISTING ZONING	128.95 Acre/Acres PD (Single Family) and REC PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$491,271	\$717,252	\$225,982
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$491,271	\$717,252	\$225,982

COSTS

Cost of Service (Full Cost PSC)	\$738,996	\$1,078,958	\$339,962
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$491,271	\$717,252	\$225,982
- Annual Full Cost of Service	(\$738,996)	(\$1,078,958)	\$339,962
= Annual Full Cost Benefit at Build Out	(\$247,725)	(\$361,706)	(\$113,980)

VALUES

Residential Taxable Value	\$83,904,000	\$122,502,500	\$38,598,500
Non Residential Taxable Value	\$0	\$0	\$0
Total Taxable Value	\$83,904,000	\$122,502,500	\$38,598,500

OTHER BENCHMARKS

Population	1,007	1,470	463
Total Public Service Consumers	1,007	1,470	463
Potential Indirect Sales Tax Revenue	\$268,493	\$392,008	\$123,515