



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 Detached and Multi-Family Residential Uses

	54.58 Acre/Acres	54.58 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING		
-	+		=

REVENUES

Annual Property Taxes	\$589,292	\$306,379	(\$282,913)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$589,292	\$306,379	(\$282,913)

COSTS

Cost of Service (Full Cost PSC)	\$610,756	\$598,446	(\$12,310)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$589,292	\$306,379	(\$282,913)
- Annual Full Cost of Service	(\$610,756)	(\$598,446)	(\$12,310)
= Annual Full Cost Benefit at Build Out	(\$21,464)	(\$292,066)	(\$270,603)

VALUES

Residential Taxable Value	\$0	\$52,327,800	\$52,327,800
Non Residential Taxable Value	\$100,647,703	\$0	(\$100,647,703)
Total Taxable Value	\$100,647,703	\$52,327,800	(\$48,319,903)

OTHER BENCHMARKS

Population	0	814	814
Total Public Service Consumers	832	815	(17)
Potential Indirect Sales Tax Revenue	\$0	\$168,163	\$168,163