



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

Description:

Existing Zoning - Unzoned (ETJ)

Proposed Zoning - Single Family Detached, Single Family Attached, Office

	379.4 Acre/Acres	379.2 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	EXISTING ZONING	PROPOSED ZONING	
	-	+	=

REVENUES

Annual Property Taxes	\$118	\$2,174,496	\$2,174,378
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$118	\$2,174,496	\$2,174,378

COSTS

Cost of Service (Full Cost PSC)	\$0	\$3,350,022	\$3,350,022
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$118	\$2,174,496	\$2,174,378
- Annual Full Cost of Service	\$0	(\$3,350,022)	\$3,350,022
= Annual Full Cost Benefit at Build Out	\$118	(\$1,175,526)	(\$1,175,644)

VALUES

Residential Taxable Value	\$0	\$355,717,000	\$355,717,000
Non Residential Taxable Value	\$0	\$15,674,340	\$15,674,340
Total Taxable Value	\$0	\$371,391,340	\$371,391,340

OTHER BENCHMARKS

Population	0	4,435	4,435
Total Public Service Consumers	0	4,564	4,564
Potential Indirect Sales Tax Revenue	\$0	\$1,138,294	\$1,138,294