



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

Description:

Existing Zoning - Single Family Attached and Multi-Family Residential Uses

Proposed Zoning - Single Family Detached Residential and Commercial Uses

25.63 Acre/Acres	25.63 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$180,755	\$146,670	(\$34,085)
Annual Retail Sales Taxes	\$0	\$24,166	\$24,166
Annual City Revenue	\$180,755	\$170,836	(\$9,919)

COSTS

Cost of Service (Full Cost PSC)	\$509,325	\$212,452	(\$296,872)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$180,755	\$170,836	(\$9,919)
- Annual Full Cost of Service	(\$509,325)	(\$212,452)	(\$296,872)
= Annual Full Cost Benefit at Build Out	(\$328,570)	(\$41,616)	\$286,954

VALUES

Residential Taxable Value	\$30,871,877	\$23,199,000	(\$7,672,877)
Non Residential Taxable Value	\$0	\$1,851,354	\$1,851,354
Total Taxable Value	\$30,871,877	\$25,050,354	(\$5,821,522)

OTHER BENCHMARKS

Population	694	278	(415)
Total Public Service Consumers	694	289	(404)
Potential Indirect Sales Tax Revenue	\$99,407	\$74,237	(\$25,170)