



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 |
|---------------------------------|-----------|-------------|-----------|

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 |