



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

Description:

Existing Zoning - Commercial Uses

Proposed Zoning - Single Family Detached Residential Uses

	16.07 Acre/Acres	16.07 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$143,962	\$89,385	(\$54,576)
Annual Retail Sales Taxes	\$320,954	\$0	(\$320,954)
Annual City Revenue	\$464,916	\$89,385	(\$375,531)

COSTS

Cost of Service (Full Cost PSC)	\$107,895	\$134,462	\$26,567
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$464,916	\$89,385	(\$375,531)
- Annual Full Cost of Service	(\$107,895)	(\$134,462)	\$26,567
= Annual Full Cost Benefit at Build Out	\$357,021	(\$45,076)	(\$402,097)

VALUES

Residential Taxable Value	\$0	\$15,266,500	\$15,266,500
Non Residential Taxable Value	\$24,587,823	\$0	(\$24,587,823)
Total Taxable Value	\$24,587,823	\$15,266,500	(\$9,321,323)

OTHER BENCHMARKS

Population	0	183	183
Total Public Service Consumers	147	183	36
Potential Indirect Sales Tax Revenue	\$0	\$48,853	\$48,853