



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

Description:

Existing Zoning - Agricultural Uses

Proposed Zoning - Residential, Commercial, and Industrial Uses

112.53 Acre/Acres	112.53 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	\$35	\$684,606	\$684,571
Annual Property Taxes			
Annual Retail Sales Taxes	\$0	\$224,089	\$224,089
Annual City Revenue	\$35	\$908,695	\$908,660

COSTS

Cost of Service (Full Cost PSC)	\$0	\$943,287	\$943,287
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$35	\$908,695	\$908,660
- Annual Full Cost of Service	\$0	(\$943,287)	\$943,287
= Annual Full Cost Benefit at Build Out	\$35	(\$34,592)	(\$34,627)

VALUES

Residential Taxable Value	\$0	\$87,808,900	\$87,808,900
Non Residential Taxable Value	\$0	\$29,117,857	\$29,117,857
Total Taxable Value	\$0	\$116,926,757	\$116,926,757

OTHER BENCHMARKS

Population	0	1,162	1,162
Total Public Service Consumers	0	1,285	1,285
Potential Indirect Sales Tax Revenue	\$0	\$280,988	\$280,988