



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

Description:

Existing Zoning - Neighborhood Office Uses

Proposed Zoning - Single Family Detached Residential Uses

12.72 Acre/Acres	12.72 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	=
-	+	=

REVENUES

Annual Property Taxes	\$137,336	\$70,752	(\$66,584)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$137,336	\$70,752	(\$66,584)

COSTS

Cost of Service (Full Cost PSC)	\$142,338	\$106,431	(\$35,907)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$137,336	\$70,752	(\$66,584)
- Annual Full Cost of Service	(\$142,338)	(\$106,431)	(\$35,907)
= Annual Full Cost Benefit at Build Out	(\$5,002)	(\$35,680)	(\$30,678)

VALUES

Residential Taxable Value	\$0	\$12,084,000	\$12,084,000
Non Residential Taxable Value	\$23,456,189	\$0	(\$23,456,189)
Total Taxable Value	\$23,456,189	\$12,084,000	(\$11,372,189)

OTHER BENCHMARKS

Population	0	145	145
Total Public Service Consumers	194	145	(49)
Potential Indirect Sales Tax Revenue	\$0	\$38,669	\$38,669