



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

Description:

Existing Zoning - Unzoned and Agricultural Uses

Proposed Zoning - Single Family Detached Residential and Commercial Uses

347.05 Acre/Acres	347.05 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$108	\$2,008,491	\$2,008,383
Annual Retail Sales Taxes	\$0	\$459,362	\$459,362
Annual City Revenue	\$108	\$2,467,853	\$2,467,745

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$2,865,833	\$2,865,833

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$108	\$2,467,853	\$2,467,745
- Annual Full Cost of Service	\$0	(\$2,865,833)	\$2,865,833
= Annual Full Cost Benefit at Build Out	\$108	(\$397,980)	(\$398,088)

VALUES

	-	+	=
Residential Taxable Value	\$0	\$307,847,500	\$307,847,500
Non Residential Taxable Value	\$0	\$35,191,035	\$35,191,035
Total Taxable Value	\$0	\$343,038,535	\$343,038,535

OTHER BENCHMARKS

	-	+	=
Population	0	3,694	3,694
Total Public Service Consumers	0	3,905	3,905
Potential Indirect Sales Tax Revenue	\$0	\$985,112	\$985,112