



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

Description:

Existing Zoning: PD (RG 27)

Proposed Zoning: RS 45

| 31.6 Acre/Acres | 31.6 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|--------------------|--------------------|-------------------------------------------------------------|
| EXISTING ZONING | PROPOSED ZONING | |
| - | + | = |

REVENUES

| | | | |
|---------------------------|-----------|-----------|------------|
| Annual Property Taxes | \$220,171 | \$175,767 | (\$44,404) |
| Annual Retail Sales Taxes | \$0 | \$0 | \$0 |
| Annual City Revenue | \$220,171 | \$175,767 | (\$44,404) |

COSTS

| | | | |
|---------------------------------|-----------|-----------|-------------|
| Cost of Service (Full Cost PSC) | \$591,433 | \$264,405 | (\$327,028) |
|---------------------------------|-----------|-----------|-------------|

COST/BENEFIT COMPARISON

| | | | |
|------------------------------------------------|--------------------|-------------------|------------------|
| + Annual City Revenue | \$220,171 | \$175,767 | (\$44,404) |
| - Annual Full Cost of Service | (\$591,433) | (\$264,405) | (\$327,028) |
| = Annual Full Cost Benefit at Build Out | (\$371,261) | (\$88,638) | \$282,623 |

VALUES

| | | | |
|-------------------------------|--------------|--------------|---------------|
| Residential Taxable Value | \$37,604,000 | \$30,020,000 | (\$7,584,000) |
| Non Residential Taxable Value | \$0 | \$0 | \$0 |
| Total Taxable Value | \$37,604,000 | \$30,020,000 | (\$7,584,000) |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|-----------|----------|------------|
| Population | 806 | 360 | (446) |
| Total Public Service Consumers | 806 | 360 | (446) |
| Potential Indirect Sales Tax Revenue | \$120,333 | \$96,064 | (\$24,269) |