



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

Description:

Existing Zoning - Single Family Residential Uses

Proposed Zoning - Light Industrial Uses

	0.53 Acre/Acres	0.53 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$2,948	\$4,201	\$1,253
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$2,948	\$4,201	\$1,253

COSTS

Cost of Service (Full Cost PSC)	\$4,435	\$1,082	(\$3,353)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$2,948	\$4,201	\$1,253
- Annual Full Cost of Service	(\$4,435)	(\$1,082)	(\$3,353)
= Annual Full Cost Benefit at Build Out	(\$1,487)	\$3,119	\$4,606

VALUES

Residential Taxable Value	\$503,500	\$0	(\$503,500)
Non Residential Taxable Value	\$0	\$717,445	\$717,445
Total Taxable Value	\$503,500	\$717,445	\$213,945

OTHER BENCHMARKS

Population	6	0	(6)
Total Public Service Consumers	6	1	(5)
Potential Indirect Sales Tax Revenue	\$1,611	\$0	(\$1,611)