



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

Description:

Existing Zoning

Proposed Zoning

1.65 Acre/Acres	1.65 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING "O" - OFFICE	PROPOSED ZONING "BN" - NEIGHBORHOOD BUSINESS	
-	+	=

REVENUES

Annual Property Taxes	\$17,815	\$14,781	(\$3,033)
Annual Retail Sales Taxes	\$0	\$32,954	\$32,954
Annual City Revenue	\$17,815	\$47,736	\$29,921

COSTS

Cost of Service (Full Cost PSC)	\$18,464	\$11,078	(\$7,385)
---------------------------------	----------	----------	-----------

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$17,815	\$47,736	\$29,921
- Annual Full Cost of Service	(\$18,464)	(\$11,078)	(\$7,385)
= Annual Full Cost Benefit at Build Out	(\$649)	\$36,657	\$37,306

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$3,042,666	\$2,524,574	(\$518,092)
Total Taxable Value	\$3,042,666	\$2,524,574	(\$518,092)

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	25	15	(10)
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0