



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

Description:

Existing Zoning - Office Uses

Proposed Zoning - Commercial Uses

6.98 Acre/Acres	6.98 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$75,362	\$62,530	(\$12,832)
Annual Retail Sales Taxes	\$0	\$139,406	\$139,406
Annual City Revenue	\$75,362	\$201,936	\$126,574

COSTS

Cost of Service (Full Cost PSC)	\$78,107	\$46,864	(\$31,243)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$75,362	\$201,936	\$126,574
- Annual Full Cost of Service	(\$78,107)	(\$46,864)	(\$31,243)
= Annual Full Cost Benefit at Build Out	(\$2,745)	\$155,072	\$157,817

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$12,871,399	\$10,679,714	(\$2,191,685)
Total Taxable Value	\$12,871,399	\$10,679,714	(\$2,191,685)

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	106	64	(43)
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0