



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

Description:

Existing Zoning: PD (Commercial and Office)

Proposed Zoning: PD (Commercial Only)

11.82 Acre/Acres PD (Commercial and Office) EXISTING ZONING	11.82 Acre/Acres PD (Commercial Only) PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
-	+	=

REVENUES

Annual Property Taxes	\$108,646	\$105,888	(\$2,758)
Annual Retail Sales Taxes	\$206,114	\$236,072	\$29,958
Annual City Revenue	\$314,760	\$341,961	\$27,201

COSTS

Cost of Service (Full Cost PSC)	\$86,074	\$79,360	(\$6,714)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$314,760	\$341,961	\$27,201
- Annual Full Cost of Service	(\$86,074)	(\$79,360)	(\$6,714)
= Annual Full Cost Benefit at Build Out	\$228,686	\$262,600	\$33,915

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$18,556,124	\$18,085,132	(\$470,993)
Total Taxable Value	\$18,556,124	\$18,085,132	(\$470,993)

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	117	108	(9)
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0