



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

Description:

Existing Zoning - Commercial Uses

Proposed Zoning - Office Uses

	1.75 Acre/Acres	1.75 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$15,677	\$18,894	\$3,217
Annual Retail Sales Taxes	\$34,951	\$0	(\$34,951)
Annual City Revenue	\$50,629	\$18,894	(\$31,734)

COSTS

Cost of Service (Full Cost PSC)	\$11,750	\$19,583	\$7,833
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$50,629	\$18,894	(\$31,734)
- Annual Full Cost of Service	(\$11,750)	(\$19,583)	\$7,833
= Annual Full Cost Benefit at Build Out	\$38,879	(\$688)	(\$39,567)

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$2,677,579	\$3,227,070	\$549,491
Total Taxable Value	\$2,677,579	\$3,227,070	\$549,491

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	16	27	11
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0