



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

5.45 Acre/Acres	5.45 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	5.45 Acre/Acres	5.45 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
Annual Property Taxes	\$48,823	\$58,843	\$10,020
Annual Retail Sales Taxes	\$108,849	\$0	(\$108,849)
Annual City Revenue	\$157,672	\$58,843	(\$98,829)

COSTS

	5.45 Acre/Acres	5.45 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
Cost of Service (Full Cost PSC)	\$36,592	\$60,986	\$24,394

COST/BENEFIT COMPARISON

	5.45 Acre/Acres	5.45 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
+ Annual City Revenue	\$157,672	\$58,843	(\$98,829)
- Annual Full Cost of Service	(\$36,592)	(\$60,986)	\$24,394
= Annual Full Cost Benefit at Build Out	\$121,081	(\$2,143)	(\$123,224)

VALUES

	5.45 Acre/Acres	5.45 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$8,338,745	\$10,050,018	\$1,711,273
Total Taxable Value	\$8,338,745	\$10,050,018	\$1,711,273

OTHER BENCHMARKS

	5.45 Acre/Acres	5.45 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
Population	0	0	0
Total Public Service Consumers	50	83	33
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0