



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

	3.01 Acre/Acres	3.01 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	EXISTING ZONING	PROPOSED ZONING	
	-	+	=

REVENUES

Annual Property Taxes	\$32,499	\$26,965	(\$5,534)
Annual Retail Sales Taxes	\$0	\$60,117	\$60,117
Annual City Revenue	\$32,499	\$87,081	\$54,583

COSTS

Cost of Service (Full Cost PSC)	\$33,682	\$20,209	(\$13,473)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$32,499	\$87,081	\$54,583
- Annual Full Cost of Service	(\$33,682)	(\$20,209)	(\$13,473)
= Annual Full Cost Benefit at Build Out	(\$1,184)	\$66,872	\$68,056

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$5,550,560	\$4,605,435	(\$945,125)
Total Taxable Value	\$5,550,560	\$4,605,435	(\$945,125)

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	46	28	(18)
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0