



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

Description:

Existing Zoning - "ML" - Light Manufacturing and "MH" - Heavy Manufacturing

Proposed Zoning - "C" - Planned Center District and "ML" - Light Manufacturing District

	14.6 Acre/Acres	14.6 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$115,716	\$119,568	\$3,852
Annual Retail Sales Taxes	\$0	\$74,497	\$74,497
Annual City Revenue	\$115,716	\$194,064	\$78,348

COSTS

Cost of Service (Full Cost PSC)	\$29,800	\$47,230	\$17,430
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$115,716	\$194,064	\$78,348
- Annual Full Cost of Service	(\$29,800)	(\$47,230)	\$17,430
= Annual Full Cost Benefit at Build Out	\$85,916	\$146,834	\$60,918

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$19,763,590	\$20,421,467	\$657,877
Total Taxable Value	\$19,763,590	\$20,421,467	\$657,877

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	41	64	24
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0