



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

Description:

Existing Zoning - Office/Light Manufacturing

Proposed Zoning - Retail Uses

| 27.79 Acre/Acres | 27.79 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|---------------------|---------------------|---|
| EXISTING ZONING | PROPOSED ZONING | |
| - | + | = |

REVENUES

| | | | |
|---------------------------|-----------|-----------|-----------|
| Annual Property Taxes | \$171,777 | \$248,954 | \$77,178 |
| Annual Retail Sales Taxes | \$0 | \$555,029 | \$555,029 |
| Annual City Revenue | \$171,777 | \$803,983 | \$632,207 |

COSTS

| | | | |
|---------------------------------|----------|-----------|-----------|
| Cost of Service (Full Cost PSC) | \$36,861 | \$186,584 | \$149,723 |
|---------------------------------|----------|-----------|-----------|

COST/BENEFIT COMPARISON

| | | | |
|--|------------------|------------------|------------------|
| + Annual City Revenue | \$171,777 | \$803,983 | \$632,207 |
| - Annual Full Cost of Service | (\$36,861) | (\$186,584) | \$149,723 |
| = Annual Full Cost Benefit at Build Out | \$134,916 | \$617,400 | \$482,484 |

VALUES

| | | | |
|-------------------------------|--------------|--------------|--------------|
| Residential Taxable Value | \$0 | \$0 | \$0 |
| Non Residential Taxable Value | \$29,338,463 | \$42,519,951 | \$13,181,487 |
| Total Taxable Value | \$29,338,463 | \$42,519,951 | \$13,181,487 |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|-----|-----|-----|
| Population | 0 | 0 | 0 |
| Total Public Service Consumers | 50 | 254 | 204 |
| Potential Indirect Sales Tax Revenue | \$0 | \$0 | \$0 |