



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

Description:

Existing Zoning: Light Manufacturing

Proposed Zoning: Planned Center

0.8 Acre/Acres	0.8 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
LIGHT MANUFACTURING EXISTING ZONING	PLANNED CENTER PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$4,945	\$7,167	\$2,222
Annual Retail Sales Taxes	\$0	\$15,978	\$15,978
Annual City Revenue	\$4,945	\$23,145	\$18,200

COSTS

Cost of Service (Full Cost PSC)	\$1,061	\$5,371	\$4,310
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$4,945	\$23,145	\$18,200
- Annual Full Cost of Service	(\$1,061)	(\$5,371)	\$4,310
= Annual Full Cost Benefit at Build Out	\$3,884	\$17,773	\$13,889

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$844,576	\$1,224,036	\$379,460
Total Taxable Value	\$844,576	\$1,224,036	\$379,460

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	1	7	6
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0