



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

Description:

Existing Zoning - "RG 18" - General Residence District
Proposed Zoning - "PD" - Planned Development District (Light Manufacturing Uses)

3.56 Acre/Acres	3.56 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	=
-	+	=

REVENUES

Annual Property Taxes	\$28,237	\$22,005	(\$6,231)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$28,237	\$22,005	(\$6,231)

COSTS

Cost of Service (Full Cost PSC)	\$113,300	\$3,633	(\$109,667)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$28,237	\$22,005	(\$6,231)
- Annual Full Cost of Service	(\$113,300)	(\$3,633)	(\$109,667)
= Annual Full Cost Benefit at Build Out	(\$85,063)	\$18,372	\$103,436

VALUES

Residential Taxable Value	\$4,822,661	\$0	(\$4,822,661)
Non Residential Taxable Value	\$0	\$3,758,364	\$3,758,364
Total Taxable Value	\$4,822,661	\$3,758,364	(\$1,064,297)

OTHER BENCHMARKS

Population	154	0	(154)
Total Public Service Consumers	154	5	(149)
Potential Indirect Sales Tax Revenue	\$16,404	\$0	(\$16,404)