



**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

| 1.49 Acre/Acres | 1.49 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|--------------------|--------------------|---|
| EXISTING ZONING | PROPOSED ZONING | |
| - | + | = |

REVENUES

| | | | |
|---------------------------|----------|----------|-----------|
| Annual Property Taxes | \$16,087 | \$13,348 | (\$2,739) |
| Annual Retail Sales Taxes | \$0 | \$29,759 | \$29,759 |
| Annual City Revenue | \$16,087 | \$43,107 | \$27,019 |

COSTS

| | | | |
|---------------------------------|----------|----------|-----------|
| Cost of Service (Full Cost PSC) | \$16,673 | \$10,004 | (\$6,669) |
|---------------------------------|----------|----------|-----------|

COST/BENEFIT COMPARISON

| | | | |
|--|----------------|-----------------|-----------------|
| + Annual City Revenue | \$16,087 | \$43,107 | \$27,019 |
| - Annual Full Cost of Service | (\$16,673) | (\$10,004) | (\$6,669) |
| = Annual Full Cost Benefit at Build Out | (\$586) | \$33,103 | \$33,689 |

VALUES

| | | | |
|-------------------------------|-------------|-------------|-------------|
| Residential Taxable Value | \$0 | \$0 | \$0 |
| Non Residential Taxable Value | \$2,747,620 | \$2,279,767 | (\$467,853) |
| Total Taxable Value | \$2,747,620 | \$2,279,767 | (\$467,853) |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|-----|-----|-----|
| Population | 0 | 0 | 0 |
| Total Public Service Consumers | 23 | 14 | (9) |
| Potential Indirect Sales Tax Revenue | \$0 | \$0 | \$0 |