



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

Description:

Existing Zoning - Golf Course Driving Range Uses

Proposed Zoning - Office Uses

4.3 Acre/Acres	4.3 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$249	\$46,426	\$46,177
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$249	\$46,426	\$46,177

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$217	\$48,117	\$47,901

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$249	\$46,426	\$46,177
- Annual Full Cost of Service	(\$217)	(\$48,117)	\$47,901
= Annual Full Cost Benefit at Build Out	\$32	(\$1,691)	(\$1,723)

VALUES

	-	+	=
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$408,868	\$7,929,372	\$7,520,504
Total Taxable Value	\$408,868	\$7,929,372	\$7,520,504

OTHER BENCHMARKS

	-	+	=
Population	0	0	0
Total Public Service Consumers	0	66	65
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0