



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
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**COST/BENEFIT COMPARISON**

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

**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