



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

Description:

Existing Zoning - Unzoned

Proposed Zoning - "PD" - Planned Development District

153.62 Acre/Acres	153.62 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$48	\$1,376,191	\$1,376,144
Annual Retail Sales Taxes	\$0	\$3,068,139	\$3,068,139
Annual City Revenue	\$48	\$4,444,330	\$4,444,282

COSTS

Cost of Service (Full Cost PSC)	\$0	\$1,031,414	\$1,031,414
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$48	\$4,444,330	\$4,444,282
- Annual Full Cost of Service	\$0	(\$1,031,414)	\$1,031,414
= Annual Full Cost Benefit at Build Out	\$48	\$3,412,916	\$3,412,868

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$235,045,513	\$235,045,513
Total Taxable Value	\$0	\$235,045,513	\$235,045,513

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	0	1,405	1,405
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0