



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

Description:

Existing Zoning - Single Family Residential Uses

Proposed Zoning - Light Industrial Uses

| 0.53 Acre/Acres | 0.53 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|--------------------|--------------------|---|
| EXISTING ZONING | PROPOSED ZONING | |
| - | + | = |

REVENUES

| | | | |
|---------------------------|---------|---------|---------|
| Annual Property Taxes | \$2,948 | \$4,201 | \$1,253 |
| Annual Retail Sales Taxes | \$0 | \$0 | \$0 |
| Annual City Revenue | \$2,948 | \$4,201 | \$1,253 |

COSTS

| | | | |
|---------------------------------|---------|---------|-----------|
| Cost of Service (Full Cost PSC) | \$4,435 | \$1,082 | (\$3,353) |
|---------------------------------|---------|---------|-----------|

COST/BENEFIT COMPARISON

| | | | |
|--|------------------|----------------|----------------|
| + Annual City Revenue | \$2,948 | \$4,201 | \$1,253 |
| - Annual Full Cost of Service | (\$4,435) | (\$1,082) | (\$3,353) |
| = Annual Full Cost Benefit at Build Out | (\$1,487) | \$3,119 | \$4,606 |

VALUES

| | | | |
|-------------------------------|-----------|-----------|-------------|
| Residential Taxable Value | \$503,500 | \$0 | (\$503,500) |
| Non Residential Taxable Value | \$0 | \$717,445 | \$717,445 |
| Total Taxable Value | \$503,500 | \$717,445 | \$213,945 |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|---------|-----|-----------|
| Population | 6 | 0 | (6) |
| Total Public Service Consumers | 6 | 1 | (5) |
| Potential Indirect Sales Tax Revenue | \$1,611 | \$0 | (\$1,611) |