



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

Description:

Existing Zoning

Proposed Zoning

| 1.65 Acre/Acres | 1.65 Acre/Acres | DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING |
|------------------------------------|--|---|
| EXISTING ZONING "O" - OFFICE | PROPOSED ZONING "BN" - NEIGHBORHOOD BUSINESS | |
| - | + | = |

REVENUES

| | | | |
|---------------------------|----------|----------|-----------|
| Annual Property Taxes | \$17,815 | \$14,781 | (\$3,033) |
| Annual Retail Sales Taxes | \$0 | \$32,954 | \$32,954 |
| Annual City Revenue | \$17,815 | \$47,736 | \$29,921 |

COSTS

| | | | |
|---------------------------------|----------|----------|-----------|
| Cost of Service (Full Cost PSC) | \$18,464 | \$11,078 | (\$7,385) |
|---------------------------------|----------|----------|-----------|

COST/BENEFIT COMPARISON

| | | | |
|--|----------------|-----------------|-----------------|
| + Annual City Revenue | \$17,815 | \$47,736 | \$29,921 |
| - Annual Full Cost of Service | (\$18,464) | (\$11,078) | (\$7,385) |
| = Annual Full Cost Benefit at Build Out | (\$649) | \$36,657 | \$37,306 |

VALUES

| | | | |
|-------------------------------|-------------|-------------|-------------|
| Residential Taxable Value | \$0 | \$0 | \$0 |
| Non Residential Taxable Value | \$3,042,666 | \$2,524,574 | (\$518,092) |
| Total Taxable Value | \$3,042,666 | \$2,524,574 | (\$518,092) |

OTHER BENCHMARKS

| | | | |
|--------------------------------------|-----|-----|------|
| Population | 0 | 0 | 0 |
| Total Public Service Consumers | 25 | 15 | (10) |
| Potential Indirect Sales Tax Revenue | \$0 | \$0 | \$0 |