



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

Description:

Existing Zoning - Agricultural Uses

Proposed Zoning - Commercial Uses

2.377 Acre/Acres	2.377 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$1	\$21,294	\$21,293
Annual Retail Sales Taxes	\$0	\$47,474	\$47,474
Annual City Revenue	\$1	\$68,768	\$68,767

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$15,959	\$15,959

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$1	\$68,768	\$68,767
- Annual Full Cost of Service	\$0	(\$15,959)	\$15,959
= Annual Full Cost Benefit at Build Out	\$1	\$52,809	\$52,808

VALUES

	-	+	=
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$3,636,917	\$3,636,917
Total Taxable Value	\$0	\$3,636,917	\$3,636,917

OTHER BENCHMARKS

	-	+	=
Population	0	0	0
Total Public Service Consumers	0	22	22
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0