



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

2.7 Acre/Acres	2.7 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$1	\$24,188	\$24,187
Annual Retail Sales Taxes	\$0	\$53,925	\$53,925
Annual City Revenue	\$1	\$78,113	\$78,112

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$0	\$18,128	\$18,128

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$1	\$78,113	\$78,112
- Annual Full Cost of Service	\$0	(\$18,128)	\$18,128
= Annual Full Cost Benefit at Build Out	\$1	\$59,985	\$59,984

VALUES

	-	+	=
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$0	\$4,131,122	\$4,131,122
Total Taxable Value	\$0	\$4,131,122	\$4,131,122

OTHER BENCHMARKS

	-	+	=
Population	0	0	0
Total Public Service Consumers	0	25	25
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0