



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

Description:

Existing Zoning - Office Uses

Proposed Zoning - Commercial/Townhome Uses

18.82 Acre/Acres	18.82 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$203,197	\$141,082	(\$62,115)
Annual Retail Sales Taxes	\$0	\$99,861	\$99,861
Annual City Revenue	\$203,197	\$240,944	\$37,747

COSTS

Cost of Service (Full Cost PSC)	\$210,598	\$292,229	\$81,631
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$203,197	\$240,944	\$37,747
- Annual Full Cost of Service	(\$210,598)	(\$292,229)	\$81,631
= Annual Full Cost Benefit at Build Out	(\$7,401)	(\$51,285)	(\$43,884)

VALUES

Residential Taxable Value	\$0	\$16,445,800	\$16,445,800
Non Residential Taxable Value	\$34,704,833	\$7,650,225	(\$27,054,608)
Total Taxable Value	\$34,704,833	\$24,096,025	(\$10,608,808)

OTHER BENCHMARKS

Population	0	352	352
Total Public Service Consumers	287	398	111
Potential Indirect Sales Tax Revenue	\$0	\$52,627	\$52,627