



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

Description:

Existing Zoning - Office and Single Family Residential Uses

Proposed Zoning - Commercial and Office Uses

4 Acre/Acres	4 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$26,278	\$39,511	\$13,233
Annual Retail Sales Taxes	\$0	\$39,945	\$39,945
Annual City Revenue	\$26,278	\$79,455	\$53,177

COSTS

Cost of Service (Full Cost PSC)	\$26,784	\$35,808	\$9,024
---------------------------------	----------	----------	---------

COST/BENEFIT COMPARISON

+ Annual City Revenue	\$26,278	\$79,455	\$53,177
- Annual Full Cost of Service	(\$26,784)	(\$35,808)	\$9,024
= Annual Full Cost Benefit at Build Out	(\$506)	\$43,647	\$44,153

VALUES

Residential Taxable Value	\$800,000	\$0	(\$800,000)
Non Residential Taxable Value	\$3,688,080	\$6,748,170	\$3,060,090
Total Taxable Value	\$4,488,080	\$6,748,170	\$2,260,090

OTHER BENCHMARKS

Population	6	0	(6)
Total Public Service Consumers	36	49	12
Potential Indirect Sales Tax Revenue	\$2,240	\$0	(\$2,240)