



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

Description:

Existing Zoning - Multi-Residential Uses

Proposed Zoning - Commercial Uses

	37.81 Acre/Acres	37.81 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

REVENUES

Annual Property Taxes	\$220,864	\$338,718	\$117,854
Annual Retail Sales Taxes	\$0	\$755,151	\$755,151
Annual City Revenue	\$220,864	\$1,093,869	\$873,005

COSTS

Cost of Service (Full Cost PSC)	\$852,363	\$253,859	(\$598,504)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$220,864	\$1,093,869	\$873,005
- Annual Full Cost of Service	(\$852,363)	(\$253,859)	(\$598,504)
= Annual Full Cost Benefit at Build Out	(\$631,499)	\$840,010	\$1,471,509

VALUES

Residential Taxable Value	\$37,722,281	\$0	(\$37,722,281)
Non Residential Taxable Value	\$0	\$57,851,001	\$57,851,001
Total Taxable Value	\$37,722,281	\$57,851,001	\$20,128,721

OTHER BENCHMARKS

Population	1,157	0	(1,157)
Total Public Service Consumers	1,161	346	(815)
Potential Indirect Sales Tax Revenue	\$123,412	\$0	(\$123,412)