



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

Description:

Existing Zoning - Retail Uses and Single Family Residential Uses

Proposed Zoning - Retail Uses

1.81 Acre/Acres	1.81 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$15,943	\$16,215	\$272
Annual Retail Sales Taxes	\$34,552	\$36,150	\$1,598
Annual City Revenue	\$50,495	\$52,365	\$1,869

COSTS

Cost of Service (Full Cost PSC)	\$12,285	\$12,152	(\$132)
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$50,495	\$52,365	\$1,869
- Annual Full Cost of Service	(\$12,285)	(\$12,152)	(\$132)
= Annual Full Cost Benefit at Build Out	\$38,210	\$40,212	\$2,002

VALUES

Residential Taxable Value	\$76,000	\$0	(\$76,000)
Non Residential Taxable Value	\$2,646,978	\$2,769,381	\$122,404
Total Taxable Value	\$2,722,978	\$2,769,381	\$46,404

OTHER BENCHMARKS

Population	1	0	(1)
Total Public Service Consumers	17	17	(0)
Potential Indirect Sales Tax Revenue	\$243	\$0	(\$243)