



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

Description:

Existing Zoning - Retail Uses

Proposed Zoning - Office Uses

	2.01 Acre/Acres	2.01 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=	=

**REVENUES**

	2.01 Acre/Acres	2.01 Acre/Acres	
Annual Property Taxes	\$18,006	\$21,702	\$3,695
Annual Retail Sales Taxes	\$40,144	\$0	(\$40,144)
Annual City Revenue	\$58,151	\$21,702	(\$36,449)

**COSTS**

	2.01 Acre/Acres	2.01 Acre/Acres	
Cost of Service (Full Cost PSC)	\$13,495	\$22,492	\$8,997

**COST/BENEFIT COMPARISON**

	2.01 Acre/Acres	2.01 Acre/Acres	
+ Annual City Revenue	\$58,151	\$21,702	(\$36,449)
- Annual Full Cost of Service	(\$13,495)	(\$22,492)	\$8,997
<b>= Annual Full Cost Benefit at Build Out</b>	\$44,655	(\$790)	(\$45,446)

**VALUES**

	2.01 Acre/Acres	2.01 Acre/Acres	
Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$3,075,390	\$3,706,520	\$631,130
Total Taxable Value	\$3,075,390	\$3,706,520	\$631,130

**OTHER BENCHMARKS**

	2.01 Acre/Acres	2.01 Acre/Acres	
Population	0	0	0
Total Public Service Consumers	18	31	12
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0