



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

Description:

Existing Zoning - Residential Uses

Proposed Zoning - Commercial Uses

0.83 Acre/Acres	0.83 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

	-	+	=
Annual Property Taxes	\$4,617	\$7,435	\$2,819
Annual Retail Sales Taxes	\$0	\$16,577	\$16,577
Annual City Revenue	\$4,617	\$24,012	\$19,396

COSTS

	-	+	=
Cost of Service (Full Cost PSC)	\$6,945	\$5,573	(\$1,372)

COST/BENEFIT COMPARISON

	-	+	=
+ Annual City Revenue	\$4,617	\$24,012	\$19,396
- Annual Full Cost of Service	(\$6,945)	(\$5,573)	(\$1,372)
= Annual Full Cost Benefit at Build Out	(\$2,328)	\$18,440	\$20,768

VALUES

	-	+	=
Residential Taxable Value	\$788,500	\$0	(\$788,500)
Non Residential Taxable Value	\$0	\$1,269,937	\$1,269,937
Total Taxable Value	\$788,500	\$1,269,937	\$481,437

OTHER BENCHMARKS

	-	+	=
Population	9	0	(9)
Total Public Service Consumers	9	8	(2)
Potential Indirect Sales Tax Revenue	\$2,523	\$0	(\$2,523)