



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

9.87 Acre/Acres	9.87 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

REVENUES

Annual Property Taxes	\$88,420	\$106,565	\$18,145
Annual Retail Sales Taxes	\$197,126	\$0	(\$197,126)
Annual City Revenue	\$285,546	\$106,565	(\$178,981)

COSTS

Cost of Service (Full Cost PSC)	\$66,268	\$110,446	\$44,179
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COST/BENEFIT COMPARISON

+ Annual City Revenue	\$285,546	\$106,565	(\$178,981)
- Annual Full Cost of Service	(\$66,268)	(\$110,446)	\$44,179
= Annual Full Cost Benefit at Build Out	\$219,278	(\$3,881)	(\$223,159)

VALUES

Residential Taxable Value	\$0	\$0	\$0
Non Residential Taxable Value	\$15,101,544	\$18,200,675	\$3,099,131
Total Taxable Value	\$15,101,544	\$18,200,675	\$3,099,131

OTHER BENCHMARKS

Population	0	0	0
Total Public Service Consumers	90	150	60
Potential Indirect Sales Tax Revenue	\$0	\$0	\$0