

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

Description:

Proposed Zoning: Planned Center	Description:			
DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING ZONING	Existing Zoning: Light Manufacturing			
Acre/Acres Acre/Acres Difference Between Proposed and Existing Zoning Zoning	Proposed Zoning: Planned Center			
Acre/Acres Acre/Acres Difference Between Proposed and Existing Zoning Zoning		0.8	0.8	
LIGHT MANUFAC TURING CENTER PROPOSED AND EXISTING ZONING		***		
TURING EXISTING ZONING		71010/110100	71010/710100	DIFFERENCE
EXISTING ZONING		LIGHT MANUFAC	PLANNED	BETWEEN
ZONING ZONING ZONING ZONING ZONING -		TURING	CENTER	PROPOSED AND
The second state Texas T		EXISTING	PROPOSED	EXISTING
REVENUES		ZONING	ZONING	ZONING
Annual Property Taxes \$4,945 \$7,167 \$2,222 Annual Retail Sales Taxes \$0 \$15,978 \$15,978 Annual City Revenue \$4,945 \$23,145 \$18,200 COSTS Cost of Service (Full Cost PSC) \$1,061 \$5,371 \$4,310 COST/BENEFIT COMPARISON + Annual City Revenue \$4,945 \$23,145 \$18,200 - Annual Full Cost of Service (\$1,061) \$5,371 \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 0 Total Public Service Consumers 1 7 6		-	+	=
Annual Retail Sales Taxes \$0	REVENUES			
Sample S	Annual Property Taxes	\$4,945	\$7,167	\$2,222
COSTS Cost of Service (Full Cost PSC) \$1,061 \$5,371 \$4,310 COST/BENEFIT COMPARISON + Annual City Revenue \$4,945 \$23,145 \$18,200 - Annual Full Cost of Service (\$1,061) (\$5,371) \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	Annual Retail Sales Taxes	\$0	\$15,978	\$15,978
Cost of Service (Full Cost PSC) \$1,061 \$5,371 \$4,310 COST/BENEFIT COMPARISON + Annual City Revenue \$4,945 \$23,145 \$18,200 - Annual Full Cost of Service (\$1,061) (\$5,371) \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	Annual City Revenue	\$4,945	\$23,145	\$18,200
Cost of Service (Full Cost PSC) \$1,061 \$5,371 \$4,310 COST/BENEFIT COMPARISON + Annual City Revenue \$4,945 \$23,145 \$18,200 - Annual Full Cost of Service (\$1,061) (\$5,371) \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	COSTS			
+ Annual City Revenue \$4,945 \$23,145 \$18,200 - Annual Full Cost of Service (\$1,061) (\$5,371) \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	Cost of Service (Full Cost PSC)	\$1,061	\$5,371	\$4,310
+ Annual City Revenue \$4,945 \$23,145 \$18,200 - Annual Full Cost of Service (\$1,061) (\$5,371) \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6				
- Annual Full Cost of Service (\$1,061) (\$5,371) \$4,310 = Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 0 Total Public Service Consumers 1 7 6	COST/BENEFIT COMPARISON			
= Annual Full Cost Benefit at Build Out \$3,884 \$17,773 \$13,889 VALUES Residential Taxable Value \$0 \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	+ Annual City Revenue	\$4,945	\$23,145	\$18,200
VALUES \$0 \$0 \$0 Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	- Annual Full Cost of Service	(\$1,061)	(\$5,371)	\$4,310
Residential Taxable Value \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	= Annual Full Cost Benefit at Build Out	\$3,884	\$17,773	\$13,889
Residential Taxable Value \$0 \$0 Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6	VALUES			
Non Residential Taxable Value \$844,576 \$1,224,036 \$379,460 Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6		CO	የ ሰ	Φ0
Total Taxable Value \$844,576 \$1,224,036 \$379,460 OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6		7.	7.7	
OTHER BENCHMARKS Population 0 0 0 Total Public Service Consumers 1 7 6				-
Population 0 0 0 Total Public Service Consumers 1 7 6	Total Taxable Value	\$644,576	\$1,224,030	φ379,400
Total Public Service Consumers 1 7 6	OTHER BENCHMARKS			
	Population	0	0	0
Potential Indirect Sales Tax Revenue \$0 \$0 \$0	Total Public Service Consumers			6
	Potential Indirect Sales Tax Revenue	\$0	\$0	\$0