



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

Description:

Existing Zoning - Single Family Residential Uses

Proposed Zoning - Office Uses

	1.08 Acre/Acres	1.08 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

**REVENUES**

Annual Property Taxes	\$6,007	\$11,661	\$5,653
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$6,007	\$11,661	\$5,653

**COSTS**

Cost of Service (Full Cost PSC)	\$9,037	\$12,085	\$3,049
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$6,007	\$11,661	\$5,653
- Annual Full Cost of Service	(\$9,037)	(\$12,085)	\$3,049
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$3,029)</b>	<b>(\$425)</b>	<b>\$2,605</b>

**VALUES**

Residential Taxable Value	\$1,026,000	\$0	(\$1,026,000)
Non Residential Taxable Value	\$0	\$1,991,563	\$1,991,563
Total Taxable Value	\$1,026,000	\$1,991,563	\$965,563

**OTHER BENCHMARKS**

Population	12	0	(12)
Total Public Service Consumers	12	16	4
Potential Indirect Sales Tax Revenue	\$3,283	\$0	(\$3,283)