



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

Description:

Existing Zoning - Commercial and Mixed Uses

Proposed Zoning - Commercial, Office, Single Family Detached Residential and Mixed Uses

59.72 Acre/Acres	59.72 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

**REVENUES**

Annual Property Taxes	\$533,628	\$589,815	\$56,187
Annual Retail Sales Taxes	\$487,723	\$269,961	(\$217,762)
Annual City Revenue	\$1,021,351	\$859,776	(\$161,575)

**COSTS**

Cost of Service (Full Cost PSC)	\$1,475,820	\$995,372	(\$480,448)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$1,021,351	\$859,776	(\$161,575)
- Annual Full Cost of Service	(\$1,475,820)	(\$995,372)	(\$480,448)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$454,469)</b>	<b>(\$135,596)</b>	<b>\$318,873</b>

**VALUES**

Residential Taxable Value	\$55,839,910	\$40,355,128	(\$15,484,781)
Non Residential Taxable Value	\$35,300,697	\$60,381,861	\$25,081,164
Total Taxable Value	\$91,140,607	\$100,736,990	\$9,596,383

**OTHER BENCHMARKS**

Population	1,781	865	(916)
Total Public Service Consumers	2,011	1,356	(655)
Potential Indirect Sales Tax Revenue	\$189,942	\$132,994	(\$56,948)