



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

**Description:**

**Existing Zoning - Office and Senior Multi-Family Residential Uses**

**Proposed Zoning - Senior Multi-Family Residential Uses**

	7.29 Acre/Acres	7.29 Acre/Acres	
	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	-	+	=

**REVENUES**

Annual Property Taxes	\$52,693	\$42,584	(\$10,109)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$52,693	\$42,584	(\$10,109)

**COSTS**

Cost of Service (Full Cost PSC)	\$141,180	\$164,341	\$23,161
---------------------------------	-----------	-----------	----------

**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$52,693	\$42,584	(\$10,109)
- Annual Full Cost of Service	(\$141,180)	(\$164,341)	\$23,161
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$88,487)</b>	<b>(\$121,757)</b>	<b>(\$33,270)</b>

**VALUES**

Residential Taxable Value	\$5,237,820	\$7,273,087	\$2,035,267
Non Residential Taxable Value	\$3,761,842	\$0	(\$3,761,842)
Total Taxable Value	\$8,999,662	\$7,273,087	(\$1,726,574)

**OTHER BENCHMARKS**

Population	161	223	62
Total Public Service Consumers	192	224	32
Potential Indirect Sales Tax Revenue	\$17,136	\$23,795	\$6,659