



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

Description:

Existing Zoning - Commercial Uses

Proposed Zoning - Single Family Attached and Detached Residential Uses

64.21 Acre/Acres	64.21 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$575,220	\$374,296	(\$200,924)
Annual Retail Sales Taxes	\$1,282,419	\$0	(\$1,282,419)
Annual City Revenue	\$1,857,639	\$374,296	(\$1,483,343)

**COSTS**

Cost of Service (Full Cost PSC)	\$431,110	\$663,519	\$232,409
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$1,857,639	\$374,296	(\$1,483,343)
- Annual Full Cost of Service	(\$431,110)	(\$663,519)	\$232,409
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$1,426,529</b>	<b>(\$289,223)</b>	<b>(\$1,715,752)</b>

**VALUES**

Residential Taxable Value	\$0	\$63,927,500	\$63,927,500
Non Residential Taxable Value	\$98,244,189	\$0	(\$98,244,189)
Total Taxable Value	\$98,244,189	\$63,927,500	(\$34,316,689)

**OTHER BENCHMARKS**

Population	0	904	904
Total Public Service Consumers	587	904	317
Potential Indirect Sales Tax Revenue	\$0	\$204,568	\$204,568