



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

**Description:**

**Existing Zoning - PD 1756 ("C" - Planned Center, "RG 18" - General Residence, "O" - Office, and "FP" - Floodplain)**  
**Proposed Zoning - Commercial, Multiple Family Residences, Single Family Residences**

84.81 Acre/Acres	84.81 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

	\$777,897	\$633,703	(\$144,195)
Annual Property Taxes			
Annual Retail Sales Taxes	\$557,226	\$560,821	\$3,595
Annual City Revenue	\$1,335,123	\$1,194,524	(\$140,600)

**COSTS**

Cost of Service (Full Cost PSC)	\$1,181,121	\$1,322,627	\$141,506
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$1,335,123	\$1,194,524	(\$140,600)
- Annual Full Cost of Service	(\$1,181,121)	(\$1,322,627)	\$141,506
<b>= Annual Full Cost Benefit at Build Out</b>	\$154,002	(\$128,103)	(\$282,105)

**VALUES**

Residential Taxable Value	\$25,630,546	\$65,269,055	\$39,638,509
Non Residential Taxable Value	\$107,229,656	\$42,963,664	(\$64,265,992)
Total Taxable Value	\$132,860,201	\$108,232,718	(\$24,627,483)

**OTHER BENCHMARKS**

Population	817	1,541	723
Total Public Service Consumers	1,609	1,802	193
Potential Indirect Sales Tax Revenue	\$87,183	\$216,536	\$129,352