



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

Description:

Existing Zoning - Neighborhood Office Uses

Proposed Zoning - Single Family Attached Residential Uses

12.72 Acre/Acres	12.72 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$137,336	\$88,626	(\$48,710)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$137,336	\$88,626	(\$48,710)

**COSTS**

Cost of Service (Full Cost PSC)	\$142,338	\$238,070	\$95,732
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$137,336	\$88,626	(\$48,710)
- Annual Full Cost of Service	(\$142,338)	(\$238,070)	\$95,732
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$5,002)</b>	<b>(\$149,444)</b>	<b>(\$144,442)</b>

**VALUES**

Residential Taxable Value	\$0	\$15,136,800	\$15,136,800
Non Residential Taxable Value	\$23,456,189	\$0	(\$23,456,189)
Total Taxable Value	\$23,456,189	\$15,136,800	(\$8,319,389)

**OTHER BENCHMARKS**

Population	0	324	324
Total Public Service Consumers	194	324	130
Potential Indirect Sales Tax Revenue	\$0	\$48,438	\$48,438