



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

**Description:**

**Existing Zoning - PD - 1354 (Multiple Family Residential Uses)**

**Proposed Zoning - Commercial Uses**

5.544 Acre/Acres	5.544 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$32,385	\$49,665	\$17,281
Annual Retail Sales Taxes	\$0	\$110,726	\$110,726
Annual City Revenue	\$32,385	\$160,392	\$128,007

**COSTS**

Cost of Service (Full Cost PSC)	\$124,980	\$37,223	(\$87,757)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$32,385	\$160,392	\$128,007
- Annual Full Cost of Service	(\$124,980)	(\$37,223)	(\$87,757)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$92,595)</b>	\$123,169	\$215,764

**VALUES**

Residential Taxable Value	\$5,531,138	\$0	(\$5,531,138)
Non Residential Taxable Value	\$0	\$8,482,569	\$8,482,569
Total Taxable Value	\$5,531,138	\$8,482,569	\$2,951,432

**OTHER BENCHMARKS**

Population	170	0	(170)
Total Public Service Consumers	170	51	(120)
Potential Indirect Sales Tax Revenue	\$18,096	\$0	(\$18,096)