



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

**Description:**

**Existing Zoning - "RG 18" - General Residence District**  
**Proposed Zoning - "PD" - Planned Development District (Light Manufacturing Uses)**

3.56 Acre/Acres	3.56 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING
-	+	=

**REVENUES**

Annual Property Taxes	\$28,237	\$22,005	(\$6,231)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$28,237	\$22,005	(\$6,231)

**COSTS**

Cost of Service (Full Cost PSC)	\$113,300	\$3,633	(\$109,667)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$28,237	\$22,005	(\$6,231)
- Annual Full Cost of Service	(\$113,300)	(\$3,633)	(\$109,667)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$85,063)</b>	<b>\$18,372</b>	<b>\$103,436</b>

**VALUES**

Residential Taxable Value	\$4,822,661	\$0	(\$4,822,661)
Non Residential Taxable Value	\$0	\$3,758,364	\$3,758,364
Total Taxable Value	\$4,822,661	\$3,758,364	(\$1,064,297)

**OTHER BENCHMARKS**

Population	154	0	(154)
Total Public Service Consumers	154	5	(149)
Potential Indirect Sales Tax Revenue	\$16,404	\$0	(\$16,404)