



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

**Description:**

**Existing Zoning - PD 97-06-036 (Office)**

**Proposed Zoning - PD MF-1**

	5.25 Acre/Acres	5.25 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
	EXISTING ZONING	PROPOSED ZONING	
	-	+	=

**REVENUES**

	\$56,683	\$30,667	(\$26,016)
Annual Property Taxes	\$0	\$0	\$0
Annual Retail Sales Taxes	\$56,683	\$30,667	(\$26,016)
Annual City Revenue			

**COSTS**

Cost of Service (Full Cost PSC)	\$58,748	\$118,352	\$59,604
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$56,683	\$30,667	(\$26,016)
- Annual Full Cost of Service	(\$58,748)	(\$118,352)	\$59,604
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$2,065)</b>	<b>(\$87,685)</b>	<b>(\$85,620)</b>

**VALUES**

Residential Taxable Value	\$0	\$5,237,820	\$5,237,820
Non Residential Taxable Value	\$9,681,210	\$0	(\$9,681,210)
Total Taxable Value	\$9,681,210	\$5,237,820	(\$4,443,390)

**OTHER BENCHMARKS**

Population	0	161	161
Total Public Service Consumers	80	161	81
Potential Indirect Sales Tax Revenue	\$0	\$17,136	\$17,136