



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

Description:

Existing Zoning - Not Zoned (Currently City of McKinney ETJ)

Proposed Zoning - PD (BG and RS-72)

66.61 Acre/Acres	66.61 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$21	\$378,551	\$378,531
Annual Retail Sales Taxes	\$0	\$371,484	\$371,484
Annual City Revenue	\$21	\$750,035	\$750,015

**COSTS**

Cost of Service (Full Cost PSC)	\$0	\$443,674	\$443,674
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$21	\$750,035	\$750,015
- Annual Full Cost of Service	\$0	(\$443,674)	\$443,674
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$21</b>	<b>\$306,361</b>	<b>\$306,341</b>

**VALUES**

Residential Taxable Value	\$0	\$36,195,000	\$36,195,000
Non Residential Taxable Value	\$0	\$28,458,837	\$28,458,837
Total Taxable Value	\$0	\$64,653,837	\$64,653,837

**OTHER BENCHMARKS**

Population	0	434	434
Total Public Service Consumers	0	604	604
Potential Indirect Sales Tax Revenue	\$0	\$115,824	\$115,824