



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

Description:

Existing Zoning - Multiple Family Residential and Commercial Uses

Proposed Zoning - Office and Commercial Uses

|                    | 15.25<br>Acre/Acres | 15.25<br>Acre/Acres | DIFFERENCE<br>BETWEEN<br>PROPOSED AND<br>EXISTING<br>ZONING |
|--------------------|---------------------|---------------------|---|
| EXISTING<br>ZONING | PROPOSED<br>ZONING  |                     |   |
| -                  | +                   |                     | =   |

**REVENUES**

| Annual Property Taxes     | \$113,207 | \$139,851 | \$26,644  |
|---------------------------|-----------|-----------|-----------|
| Annual Retail Sales Taxes | \$154,585 | \$269,426 | \$114,840 |
| Annual City Revenue       | \$267,792 | \$409,277 | \$141,485 |

**COSTS**

|                                 |           |           |             |
|---------------------------------|-----------|-----------|-------------|
| Cost of Service (Full Cost PSC) | \$221,267 | \$110,267 | (\$111,000) |
|---------------------------------|-----------|-----------|-------------|

**COST/BENEFIT COMPARISON**

|  |             |             |             |
|--|-------------|-------------|-------------|
| + Annual City Revenue                          | \$267,792   | \$409,277   | \$141,485   |
| - Annual Full Cost of Service                  | (\$221,267) | (\$110,267) | (\$111,000) |
| <b>= Annual Full Cost Benefit at Build Out</b> | \$46,525    | \$299,010   | \$252,485   |

**VALUES**

|                               |              |              |               |
|-------------------------------|--------------|--------------|---------------|
| Residential Taxable Value     | \$7,492,577  | \$0          | (\$7,492,577) |
| Non Residential Taxable Value | \$11,842,548 | \$23,885,817 | \$12,043,269  |
| Total Taxable Value           | \$19,335,125 | \$23,885,817 | \$4,550,692   |

**OTHER BENCHMARKS**

|                                      |          |     |            |
|--------------------------------------|----------|-----|------------|
| Population                           | 230      | 0   | (230)      |
| Total Public Service Consumers       | 301      | 150 | (151)      |
| Potential Indirect Sales Tax Revenue | \$24,513 | \$0 | (\$24,513) |