



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

**Description:**

**Existing Zoning - Office Uses**

**Proposed Zoning - Residential Uses**

5.57 Acre/Acres	5.57 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$60,138	\$30,982	(\$29,157)
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$60,138	\$30,982	(\$29,157)

**COSTS**

Cost of Service (Full Cost PSC)	\$62,329	\$46,606	(\$15,723)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$60,138	\$30,982	(\$29,157)
- Annual Full Cost of Service	(\$62,329)	(\$46,606)	(\$15,723)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$2,190)</b>	<b>(\$15,624)</b>	<b>(\$13,433)</b>

**VALUES**

Residential Taxable Value	\$0	\$5,291,500	\$5,291,500
Non Residential Taxable Value	\$10,271,303	\$0	(\$10,271,303)
Total Taxable Value	\$10,271,303	\$5,291,500	(\$4,979,803)

**OTHER BENCHMARKS**

Population	0	63	63
Total Public Service Consumers	85	63	(21)
Potential Indirect Sales Tax Revenue	\$0	\$16,933	\$16,933