



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

Description:

Existing Zoning - AG - Agricultural Uses

Proposed Zoning - Commercial Uses and Residential Uses

91.81 Acre/Acres	91.81 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$29	\$610,348	\$610,319
Annual Retail Sales Taxes	\$0	\$586,186	\$586,186
Annual City Revenue	\$29	\$1,196,533	\$1,196,505

**COSTS**

Cost of Service (Full Cost PSC)	\$0	\$719,677	\$719,677
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$29	\$1,196,533	\$1,196,505
- Annual Full Cost of Service	\$0	(\$719,677)	\$719,677
<b>= Annual Full Cost Benefit at Build Out</b>	<b>\$29</b>	<b>\$476,857</b>	<b>\$476,828</b>

**VALUES**

Residential Taxable Value	\$0	\$59,337,000	\$59,337,000
Non Residential Taxable Value	\$0	\$44,906,821	\$44,906,821
Total Taxable Value	\$0	\$104,243,821	\$104,243,821

**OTHER BENCHMARKS**

Population	0	712	712
Total Public Service Consumers	0	981	981
Potential Indirect Sales Tax Revenue	\$0	\$189,878	\$189,878