



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

Description:

**Existing Zoning: Agricultural and PD Office**

**Proposed Zoning: Residential and Commercial**

| 33.55<br>Acre/Acres                              | 33.55<br>Acre/Acres                                    | DIFFERENCE<br>BETWEEN<br>PROPOSED AND<br>EXISTING<br>ZONING |
|--|--|---|
| AGRICULTURAL<br>AND OFFICE<br>EXISTING<br>ZONING | RESIDENTIAL<br>AND<br>COMMERCIAL<br>PROPOSED<br>ZONING |   |
| -  | +  | =   |

**REVENUES**

|                           | -        | +         | =         |
|---------------------------|----------|-----------|-----------|
| Annual Property Taxes     | \$64,790 | \$220,575 | \$155,785 |
| Annual Retail Sales Taxes | \$0      | \$199,723 | \$199,723 |
| Annual City Revenue       | \$64,790 | \$420,298 | \$355,508 |

**COSTS**

|                                 | -        | +         | =         |
|---------------------------------|----------|-----------|-----------|
| Cost of Service (Full Cost PSC) | \$67,141 | \$264,189 | \$197,049 |

**COST/BENEFIT COMPARISON**

|  | -                | +                | =                |
|--|------------------|------------------|------------------|
| + Annual City Revenue                          | \$64,790         | \$420,298        | \$355,508        |
| - Annual Full Cost of Service                  | (\$67,141)       | (\$264,189)      | \$197,049        |
| <b>= Annual Full Cost Benefit at Build Out</b> | <b>(\$2,351)</b> | <b>\$156,108</b> | <b>\$158,459</b> |

**VALUES**

|                               | -            | +            | =            |
|-------------------------------|--------------|--------------|--------------|
| Residential Taxable Value     | \$0          | \$22,372,500 | \$22,372,500 |
| Non Residential Taxable Value | \$11,064,240 | \$15,300,450 | \$4,236,210  |
| Total Taxable Value           | \$11,064,240 | \$37,672,950 | \$26,608,710 |

**OTHER BENCHMARKS**

|                                      | -   | +        | =        |
|--------------------------------------|-----|----------|----------|
| Population                           | 0   | 268      | 268      |
| Total Public Service Consumers       | 91  | 360      | 268      |
| Potential Indirect Sales Tax Revenue | \$0 | \$71,592 | \$71,592 |