



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

**Description:**

**Existing Zoning - Residential Uses**

**Proposed Zoning - Commercial Uses**

0.26 Acre/Acres	0.26 Acre/Acres	DIFFERENCE BETWEEN PROPOSED AND EXISTING ZONING
EXISTING ZONING	PROPOSED ZONING	
-	+	=

**REVENUES**

Annual Property Taxes	\$2,664	\$2,807	\$143
Annual Retail Sales Taxes	\$0	\$0	\$0
Annual City Revenue	\$2,664	\$2,807	\$143

**COSTS**

Cost of Service (Full Cost PSC)	\$4,007	\$2,909	(\$1,098)
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**COST/BENEFIT COMPARISON**

+ Annual City Revenue	\$2,664	\$2,807	\$143
- Annual Full Cost of Service	(\$4,007)	(\$2,909)	(\$1,098)
<b>= Annual Full Cost Benefit at Build Out</b>	<b>(\$1,343)</b>	<b>(\$102)</b>	<b>\$1,241</b>

**VALUES**

Residential Taxable Value	\$455,000	\$0	(\$455,000)
Non Residential Taxable Value	\$0	\$479,450	\$479,450
Total Taxable Value	\$455,000	\$479,450	\$24,450

**OTHER BENCHMARKS**

Population	5	0	(5)
Total Public Service Consumers	5	4	(1)
Potential Indirect Sales Tax Revenue	\$1,456	\$0	(\$1,456)